Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 35/2 Macarthur Road, Parkville Vic 3052 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $800,000 & $880,000

## Median sale price

Median price $771,250 Property Type Unit Suburb Parkville

Period - From 01/07/2022 to 30/09/2022 Source REIV

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 9/126 Park Dr PARKVILLE 3052 | $835,000 | 02/08/2022 |
| 2 | 2/19 Park Dr PARKVILLE 3052 | $817,000 | 07/09/2022 |
| 3 | 2/189 Park Dr PARKVILLE 3052 | $800,000 | 17/09/2022 |

**OR**

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 27/10/2022 15:39

# 35/2 Macarthur Road, Parkville Vic 3052

Nicholas Corby
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nicholascorby@jelliscraig.com.au



2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$800,000 - $880,000
**Median Unit Price**
September quarter 2022: $771,250

## Comparable Properties



**9/126 Park Dr PARKVILLE 3052 (REI)**

2 1 1

**Price:** $835,000
**Method:** Private Sale
**Date:** 02/08/2022
**Property Type:** Apartment

Agent Comments



**2/19 Park Dr PARKVILLE 3052 (REI)**

2 1 1

**Price:** $817,000
**Method:** Sold Before Auction
**Date:** 07/09/2022
**Property Type:** Unit

Agent Comments



**2/189 Park Dr PARKVILLE 3052 (REI)**

2 1 1

**Price:** $800,000
**Method:** Auction Sale
**Date:** 17/09/2022
**Property Type:** Apartment

Agent Comments

**Account** - Jellis Craig

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