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 Including suburb and postcode	302/445 Royal Parade, Parkville Vic 3052

Indicative selling price

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

Range between $385,000 & $420,000

Median sale price

Median price $435,000 Property Type Unit Suburb Parkville

Period - From 01/07/2019 to 30/06/2020 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	305/445 Royal Pde PARKVILLE 3052	$425,000	06/03/2020
2	703/61 Galada Av PARKVILLE 3052	$380,000	10/03/2020
3	20/67 Nicholson St BRUNSWICK EAST 3057	$375,000	18/07/2020

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: 21/07/2020 16:37

302/445 Royal Parade, Parkville Vic 3052

RT Edgar

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$385,000 - $420,000
Median Unit Price
Year ending June 2020: $435,000

Comparable Properties

305/445 Royal Pde PARKVILLE 3052 (VG)

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Agent Comments

Price: $425,000
Method: Sale
Date: 06/03/2020
Property Type: Strata Unit/Flat



703/61 Galada Av PARKVILLE 3052 (REI/VG)

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Agent Comments

Price: $380,000
Method: Private Sale
Date: 10/03/2020
Property Type: Apartment



20/67 Nicholson St BRUNSWICK EAST 3057 (REI)

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Agent Comments

Price: $375,000
Method: Auction Sale
Date: 18/07/2020
Property Type: Apartment
Land Size: 64 sqm approx

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.