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	48/202 The Avenue Avenue, Parkville Vic 3052

Indicative selling price

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

Range between $510,000 & $560,000

Median sale price

Median price $645,000 Property Type Unit Suburb Parkville

Period - From 01/07/2021 to 30/06/2022 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	28/202 The Avenue PARKVILLE 3052	$570,000	06/06/2022
2	5/51 Union St BRUNSWICK 3056	$545,000	29/06/2022
3	2/285 Brunswick Rd BRUNSWICK 3056	$505,000	18/07/2022

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: 26/08/2022 17:02

48/202 The Avenue Avenue, Parkville Vic 3052

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Property Type:
Agent Comments

Indicative Selling Price
$510,000 - $560,000
Median Unit Price
Year ending June 2022: $645,000

Comparable Properties



28/202 The Avenue PARKVILLE 3052 (REI/VG)

2 1 1

Agent Comments

Price: $570,000
Method: Private Sale
Date: 06/06/2022
Property Type: Apartment



5/51 Union St BRUNSWICK 3056 (REI/VG)

2 1 1

Agent Comments

Price: $545,000
Method: Private Sale
Date: 29/06/2022
Property Type: Apartment



2/285 Brunswick Rd BRUNSWICK 3056 (REI)

2 1 1

Agent Comments

Price: $505,000
Method: Private Sale
Date: 18/07/2022
Property Type: Apartment

Account - Hoskins | P: 98747677, 9722 9755

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