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	40/196 The Avenue, Parkville Vic 3052

Indicative selling price

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

Range between $590,000 & $640,000

Median sale price

Median price $550,000 Property Type Unit Suburb Parkville

Period - From 01/04/2023 to 31/03/2024 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	18/248 The Avenue PARKVILLE 3052	$650,000	16/02/2024
2	3/20-28 Earl St CARLTON NORTH 3054	$618,000	02/03/2024
3	32/35 Lytton St CARLTON 3053	$610,000	15/01/2024

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: 16/05/2024 10:40

40/196 The Avenue, Parkville Vic 3052

Lisa Roberts
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1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$590,000 - $640,000
Median Unit Price
Year ending March 2024: $550,000

Comparable Properties



18/248 The Avenue PARKVILLE 3052 (REI/VG)

1 1 1

Agent Comments

Price: $650,000
Method: Sold Before Auction
Date: 16/02/2024
Property Type: Apartment



3/20-28 Earl St CARLTON NORTH 3054 (REI)

1 1 1

Agent Comments

Price: $618,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Apartment



32/35 Lytton St CARLTON 3053 (REI/VG)

1 1 2

Agent Comments

Price: $610,000
Method: Private Sale
Date: 15/01/2024
Property Type: Apartment

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