

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

13/212-222 THE AVENUE PARKVILLE VIC 3052

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Parkville

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

19/212-222 THE AVENUE PARKVILLE VIC 3052	\$512,000	14-Nov-23
202/67 GALADA AVENUE PARKVILLE VIC 3052	\$492,500	14-Feb-24
106/67 GALADA AVENUE PARKVILLE VIC 3052	\$470,000	01-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 19 April 2024



**19/212-222 THE AVENUE
PARKVILLE VIC 3052**

2 1 1

Sold Price **\$512,000** Sold Date **14-Nov-23**

Distance **0.03km**



**202/67 GALADA AVENUE
PARKVILLE VIC 3052**

2 1 1

Sold Price **\$492,500** Sold Date **14-Feb-24**

Distance **1.66km**



**106/67 GALADA AVENUE
PARKVILLE VIC 3052**

2 1 1

Sold Price **\$470,000** Sold Date **01-Feb-24**

Distance **1.65km**

RS = Recent sale UN = Undisclosed Sale

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