

# 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

19/7 Manningham Street, Parkville Vic 3052

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$480,000

### Median sale price

Median price \$520,000 Property Type Unit Suburb Parkville

Period - From 01/01/2024 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	23/159 Union St BRUNSWICK WEST 3055	\$507,250	03/04/2024
2	8/17-19 Ascot Vale Rd FLEMINGTON 3031	\$455,000	17/06/2024
3	9/9 Mincha St BRUNSWICK WEST 3055	\$451,000	04/05/2024

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:

24/06/2024 16:02



**Property Type:** Unit

Agent Comments

## Comparable Properties



**23/159 Union St BRUNSWICK WEST 3055**  
(REI/VG)

Agent Comments



**Price:** \$507,250

**Method:** Sold Before Auction

**Date:** 03/04/2024

**Property Type:** Apartment



**8/17-19 Ascot Vale Rd FLEMINGTON 3031**  
(REI)

Agent Comments



**Price:** \$455,000

**Method:** Private Sale

**Date:** 17/06/2024

**Property Type:** Apartment



**9/9 Mincha St BRUNSWICK WEST 3055**  
(REI/VG)

Agent Comments



**Price:** \$451,000

**Method:** Auction Sale

**Date:** 04/05/2024

**Property Type:** Apartment