

# 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

21/495 Royal Parade, 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 \$780,000 & \$820,000

### 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	504/2 Black St BRUNSWICK 3056	\$820,000	30/01/2024
2	108/1c Michael St BRUNSWICK 3056	\$805,000	24/01/2024
3	7/815 Park St BRUNSWICK 3056	\$790,000	02/12/2023

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:

17/04/2024 07:45



**Rooms:** 3

**Property Type:**

Flat/Unit/Apartment (Res)

**Agent Comments**

Includes a storage room with lockable door.

**Indicative Selling Price**

\$780,000 - \$820,000

**Median Unit Price**

March quarter 2024: \$520,000

## Comparable Properties



**504/2 Black St BRUNSWICK 3056 (REI/VG)**

**Agent Comments**



**Price:** \$820,000

**Method:** Private Sale

**Date:** 30/01/2024

**Property Type:** Unit



**108/1c Michael St BRUNSWICK 3056 (REI/VG)**

**Agent Comments**



**Price:** \$805,000

**Method:** Sold Before Auction

**Date:** 24/01/2024

**Property Type:** Apartment



**7/815 Park St BRUNSWICK 3056 (REI)**

**Agent Comments**



**Price:** \$790,000

**Method:** Private Sale

**Date:** 02/12/2023

**Property Type:** Apartment