## 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

22 Sauvage Street, Parkville Vic 3052

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,700,000		&		\$1,870,000			
Median sale p	rice							
Median price	\$1,745,000	Pro	operty Type	Hou	se		Suburb	Parkville
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	103 Parkville Av PARKVILLE 3052	\$1,628,000	04/04/2025
2	49 Strickland Rd PARKVILLE 3052	\$1,635,000	19/02/2025
3	40 Strickland Rd PARKVILLE 3052	\$1,820,000	29/01/2025

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:

06/06/2025 14:37





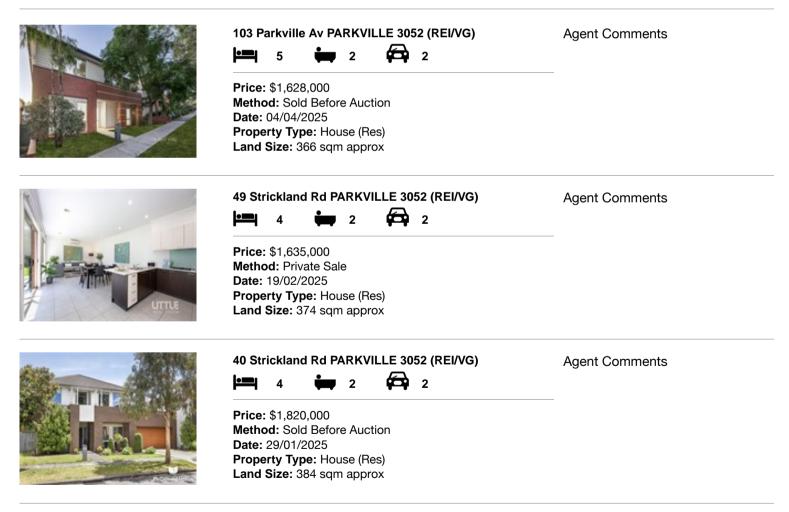
Jake Hu 0488 028 978 jake@melbournerealestate.com.au





**Property Type:** House Land Size: 401 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,870,000 Median House Price Year ending March 2025: \$1,745,000

# **Comparable Properties**



#### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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