woodards 🚾

28/495 Royal Parade, Parkville Vic 3052



2 Bed 1 Bath 2 Car Property Type: Apartment Indicative Selling Price \$850,000 - \$900,000 Median House Price Year ending March 2024: \$550,000

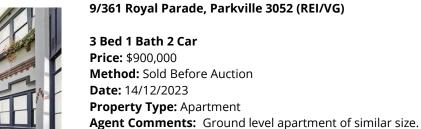
Comparable Properties



13/649 Drummond Street, Carlton North 3054 (REI)

2 Bed 1 Bath 1 Car Price: \$927,000 Method: Private Sale Date: 10/04/2024 Property Type: Apartment Agent Comments: North-facing apartment of similar age





No outdoor space.



7/600 Station Street, Carlton North 3054 (REI)

2 Bed 1 Bath - Car Price: \$882,000 Method: Auction Sale Date: 27/04/2024 Property Type: Unit Agent Comments: Older style apartment; no car space.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

Indicative selling price

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

Range between	\$850,000	&	\$900,000			
Median sale price						
Median price	\$550,000	Unit x	Suburb Parkville			
Period - From	01/04/2023 to 3	31/03/2024	Source REIV			

Comparable property sales

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
13/649 Drummond Street, CARLTON NORTH 3054	\$927,000	10/04/2024
9/361 Royal Parade, PARKVILLE 3052	\$900,000	14/12/2023
7/600 Station Street, CARLTON NORTH 3054	\$882,000	27/04/2024

This Statement of Information was prepared on:

03/05/2024 11:49



This guide must not be taken as legal advice.