

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

29 Manningham Street, Parkville Vic 3052

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$2,369,000 Property Type House Suburb Parkville

Period - From 01/01/2023 to 31/12/2023 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	157 Wellington St FLEMINGTON 3031	\$1,075,000	28/02/2024
2	70 Erskine St NORTH MELBOURNE 3051	\$1,030,000	13/03/2024
3	71 Princes St FLEMINGTON 3031	\$977,000	08/02/2024

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:

10/04/2024 21:35



Property Type: House
Land Size: 188 approx. sqm
approx

Agent Comments

Immaculate Victorian home with generous front yard and secure garage,

Indicative Selling Price

\$980,000 - \$1,050,000

Median House Price

Year ending December 2023: \$2,369,000

Comparable Properties



157 Wellington St FLEMINGTON 3031 (REI/VG)

Agent Comments



Price: \$1,075,000
Method: Sold Before Auction
Date: 28/02/2024
Property Type: House (Res)
Land Size: 171 sqm approx

Comparable land size and comparable overall size internally (larger second bedroom). Inferior location with no parking.



70 Erskine St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$1,030,000
Method: Private Sale
Date: 13/03/2024
Property Type: House

Comparable accommodation with 2 good sized bedrooms. No parking.



71 Princes St FLEMINGTON 3031 (REI)

Agent Comments



Price: \$977,000
Method: Sold Before Auction
Date: 08/02/2024
Property Type: House (Res)

More updated home with open plan living. No parking.