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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$980,000		&		\$1,050,000			
Median sale p	rice							
Median price	\$2,369,000	Pro	operty Type	Hou	se		Suburb	Parkville
Period - From	01/01/2023	to	31/12/2023		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.

Ado	dress 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



29 Manningham Street, Parkville Vic 3052



Jerome Feery (03) 8378 0514 0438 733 803 jeromefeery@jelliscraig.com.au





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

Indicative Selling Price \$980,000 - \$1,050,000 **Median House Price** Year ending December 2023: \$2,369,000

Agent Comments

Immaculate Victorian home with generous front yard and secure garage,

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.



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

2

70 Erskine St NORTH MELBOURNE 3051 (REI) Agent Comments

Comparable accommodation with 2 good sized bedrooms. No parking.



Property Type: House

71 Princes St FLEMINGTON 3031 (REI)

• • 2

Price: \$977.000 Method: Sold Before Auction Date: 08/02/2024 Property Type: House (Res)

Agent Comments

More updated home with open plan living. No parking.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.