# 6/30 Park Drive, Parkville Vic 3052



**1 Bed 1 Bath 1 Car**
**Property Type:** Apartment
**Indicative Selling Price**
$420,000 - $460,000
**Median House Price**
Year ending March 2024: $550,000

## Comparable Properties



**401/111 Leicester Street, Carlton 3053 (REI/VG)**

**1 Bed 1 Bath 1 Car**
**Price:** $450,000
**Method:** Private Sale
**Date:** 31/01/2024
**Property Type:** Apartment
**Agent Comments:** One bedroom apartment, more modern construction. Comparable accommodation.



**2/26 Garton Street, Princes Hill 3054 (REI)**

**1 Bed 1 Bath 1 Car**
**Price:** $449,000
**Method:** Sold Before Auction
**Date:** 09/04/2024
**Property Type:** Unit
**Agent Comments:** One bedroom apartment with no balcony, inferior interior size. Opposite Princes Park.



**14/34 Neill Street, Carlton 3053 (REI/VG)**

**1 Bed 1 Bath 1 Car**
**Price:** $420,000
**Method:** Private Sale
**Date:** 19/01/2024
**Property Type:** Apartment
**Agent Comments:** One bedroom apartment in updated block, inferior size.

# 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

6/30 Park Drive, Parkville Vic 3052

### Indicative selling price

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

Range between $420,000 & $460,000

### Median sale price

Median price $550,000    Unit x    Suburb Parkville

Period - From 01/04/2023 to 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 |
|---|---|---|
| 401/111 Leicester Street, CARLTON 3053 | $450,000 | 31/01/2024 |
| 2/26 Garton Street, PRINCES HILL 3054 | $449,000 | 09/04/2024 |
| 14/34 Neill Street, CARLTON 3053 | $420,000 | 19/01/2024 |

This Statement of Information was prepared on:    11/06/2024 17:12

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July 2016                  This guide must not be taken as legal advice.

**CONSUMER AFFAIRS VICTORIA**