

16/212 The Avenue, Parkville Vic 3052



2 Bed 1 Bath 1 Car
Property Type: Apartment

Indicative Selling Price
 \$490,00 - \$539,000
Median House Price
 Year ending June 2017: \$543,500

Comparable Properties



10/3 Lytton Street, Carlton 3053 (REI)
2 Bed 1 Bath 1 Car
Price: \$520,000
Method: Private Sale
Date: 24/05/2017
Property Type: Apartment
Agent Comments



23/80 Oshanassy Street, North Melbourne 3051 (REI)
2 Bed 1 Bath
Price: \$530,000
Method: Private Sale
Date: 17/08/2017
Property Type: Apartment
Agent Comments:



12/837 Park Street, Brunswick 3056 (REI)
2 Bed 1 Bath 1 Car
Price: \$580,000
Method: Auction Sale
Date: 08/04/2017
Property Type: Apartment
Agent Comments:

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

16/212 The Avenue, Parkville Vic 3052

Indicative selling price

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

Range between

\$490,000

 &

\$539,000

Median sale price

Median price

\$543,000

 unit

x

 Suburb or locality

Parkville

Period - From

01/07/2016

 to

30/06/2017

 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
10/3 Lytton Street, Carlton 3053	\$520,000	24/05/2017
23/80 Oshanassy Street, North Melbourne 3051	\$530,000	17/08/2017
12/837 Part Street, Brunswick 3056	\$580,000	08/04/2017