

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 68 Manningham Street, Parkville Vic 3052

Indicative selling price

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

Single price \$1,699,000

Median sale price

Median price \$2,300,000

Property Type House

Suburb Parkville

Period - From 01/07/2018

to 30/06/2019

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	7 South St ASCOT VALE 3032	\$1,810,000	14/09/2019
2	777 Park St BRUNSWICK 3056	\$1,790,000	21/09/2019
3	70 Grantham St BRUNSWICK WEST 3055	\$1,756,000	07/08/2019

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:

07/10/2019 14:02



Property Type: House (Previously Occupied - Detached)

Land Size: 515 sqm approx

Agent Comments

Comparable Properties



7 South St ASCOT VALE 3032 (REI)

Agent Comments



Price: \$1,810,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)



777 Park St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,790,000

Method: Private Sale

Date: 21/09/2019

Property Type: House



70 Grantham St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$1,756,000

Method: Private Sale

Date: 07/08/2019

Property Type: House