Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,756,000

Property offered for sale

Address Including suburb and postcode	68 Manningham Street, Parkville Vic 3052
posicode	

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	Pro	perty 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)

70 Grantham St BRUNSWICK WEST 3055

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

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

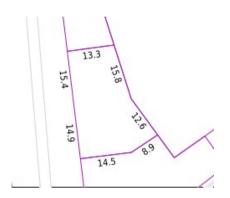


07/08/2019



Gordon Bardic 03 8415 6100 0418 178 652 gordonbardic@jelliscraig.com.au

Indicative Selling Price \$1,699,000 **Median House Price** Year ending June 2019: \$2,300,000



Property Type: House (Previously Occupied - Detached) Land Size: 515 sqm approx

Agent Comments

Comparable Properties



7 South St ASCOT VALE 3032 (REI)

Price: \$1,810,000 Method: Auction Sale Date: 14/09/2019

Property Type: House (Res)

Agent Comments



777 Park St BRUNSWICK 3056 (REI)

Price: \$1,790,000 Method: Private Sale Date: 21/09/2019

Property Type: House

Agent Comments



70 Grantham St BRUNSWICK WEST 3055

(REI)

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Price: \$1,756,000 Method: Private Sale Date: 07/08/2019 Property Type: House Agent Comments

Account - Jellis Craig



