

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

72 Story Street, Parkville Vic 3052

Indicative selling price

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

Single price

\$2,400,000

Median sale price

Median price

\$2,017,500

Property Type

House

Suburb

Parkville

Period - From

01/10/2018

to

30/09/2019

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	48 Bell St FITZROY 3065	\$2,442,000	27/07/2019
2	54 Garton St PRINCES HILL 3054	\$2,380,000	04/05/2019
3	547 Royal Pde PARKVILLE 3052	\$2,300,000	23/05/2019

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:

25/10/2019 18:46

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Indicative Selling Price

\$2,400,000

Median House Price

Year ending September 2019: \$2,017,500



4 1 1

Rooms: 7**Property Type:** House (Res)**Land Size:** 165 sqm approx**Agent Comments**

An elegant north-rear balcony terrace in a distinguished city-edge heritage pocket, this 4 bedroom family Victorian is an absolute delight with glorious garden and secure parking. Timeless character in a leafy Parkville Village setting extends throughout this superbly maintained and updated residence revealing high period ceilings, marble FPs and modern features.

Comparable Properties

**48 Bell St FITZROY 3065 (REI)****Agent Comments**

3 2 1

Price: \$2,442,000**Method:** Auction Sale**Date:** 27/07/2019**Property Type:** House (Res)**54 Garton St PRINCES HILL 3054 (REI)****Agent Comments**

4 2 1

Price: \$2,380,000**Method:** Auction Sale**Date:** 04/05/2019**Property Type:** House (Res)**547 Royal Pde PARKVILLE 3052 (REI)****Agent Comments**

4 2 -

Price: \$2,300,000**Method:** Private Sale**Date:** 23/05/2019**Property Type:** House