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	72 Story Street, Parkville Vic 3052
Including suburb and	
postcode	
postcode	

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	Pro	perty 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

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 comparableproperties 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





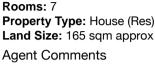
Simon Shrimpton 03 8415 6100 0411 889 577

> **Indicative Selling Price** \$2,400,000

Median House Price

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

simonshrimpton@jelliscraig.com.au



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)

Price: \$2,442,000 Method: Auction Sale Date: 27/07/2019

Property Type: House (Res)

Agent Comments



54 Garton St PRINCES HILL 3054 (REI)

Price: \$2,380,000 Method: Auction Sale Date: 04/05/2019

Property Type: House (Res)

Agent Comments



547 Royal Pde PARKVILLE 3052 (REI)

Price: \$2,300,000 Method: Private Sale

Date: 23/05/2019 Property Type: House Agent Comments

Account - Jellis Craig



