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	7/10-12 Lennon Street Parkville VIC 3052

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$300,000	&	$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$502,500	Property type	Unit	Suburb	Parkville
Period-from	01 Aug 2020	to	31 Jul 2021	Source	Corelogic

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 6 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
2/2 Lennon Street Parkville VIC 3052	$312,000	04-Nov-20
14/26 Brougham Street North Melbourne VIC 3051	$328,000	26-Nov-20
2/72-78 Dover Street Flemington VIC 3031	$322,500	05-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 05 August 2021

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2/2 Lennon Street Parkville VIC 3052

1 1 1

Sold Price **$312,000** Sold Date **04-Nov-20**

Distance **0.02km**



14/26 Brougham Street North Melbourne VIC 3051

1 1 1

Sold Price **$328,000** Sold Date **26-Nov-20**

Distance **0.8km**



2/72-78 Dover Street Flemington VIC 3031

1 1 1

Sold Price **$322,500** Sold Date **05-Mar-21**

Distance **1.59km**

RS = Recent sale **UN** = Undisclosed Sale

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