

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

35 Garrard Street, Parkville Vic 3052

Indicative selling price

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

Range between \$1,400,000

&

\$1,480,000

Median sale price

Median price \$1,635,500

Property Type House

Suburb Parkville

Period - From 10/05/2020

to

09/05/2021

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 | 15 Sauvage St PARKVILLE 3052 | \$1,477,000 | 08/01/2021 |
| 2 | | | |
| 3 | | | |

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:

10/05/2021 15:37



Property Type:

Divorce/Estate/Family Transfers

Land Size: 489 sqm approx

Agent Comments

Comparable Properties



15 Sauvage St PARKVILLE 3052 (REI/VG)

Agent Comments



Price: \$1,477,000

Method: Private Sale

Date: 08/01/2021

Property Type: House

Land Size: 364 sqm approx

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.