

3/7 Manningham Street, Parkville Vic 3052



2 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$469,000

Median House Price

Year ending June 2017: \$543,500

Agent Comments: Neat, light filled apartment in one of the most best tree lined streets in Parkville.

Comparable Properties



109/92 Cade Way, Parkville 3052 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$425,000

Method: Private Sale

Date: 30/03/2017

Property Type: Apartment

Agent Comments: More modern internally and has a balcony.



8/117 Manningham Street, Parkville 3052 (REI)

2 Bed 1 Bath

Price: \$440,000

Method: Private Sale

Date: 23/08/2017

Property Type: Apartment

Agent Comments: Comparable property on same street, run down internally with balcony and off-street parking.



1/117 Manningham Street, Parkville 3052 (REI)

2 Bed 1 Bath 2 Car

Price: \$440,000

Method: Auction Sale

Date: 01/07/2017

Property Type: Apartment

Agent Comments: Comparable property located in the same street, lacking outdoor space. Updated internally, has one car space.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

3/7 Manningham Street, Parkville Vic 3052

Indicative selling price

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

Single price

\$469,000

Median sale price

Median price

\$543,500

Unit

X

Suburb or locality

Parkville

Period - From

01/07/2016

to

30/06/2017

Source

REIV

Comparable property sales

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
109/92 Cade Way, Parkville 3052	\$425,000	30/03/2017
8/117 Manningham Street, Parkville 3052	\$440,000	23/08/2017
1/117 Manningham Street, Parkville 3052	\$440,000	01/07/2017