

## Statement of Information

# Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode

5,8,17/65-71 Manningham St, Parkville VIC 3052

### Indicative selling price

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

#### Unit type or class

e.g. One bedroom units

#### Single price

5/65-71 Manningham St, Parkville VIC 3052 4 bedrooms 2bath 2 carspaces	\$*1,470,000
8/65-71 Manningham St, Parkville VIC 3052 3 bedrooms 2bath 1 carspace	\$*1,360,000
17/65-71 Manningham St, Parkville VIC 3052 3 bedrooms 2bath 1 carspace	\$*1,285,000

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price

\$534,050

Suburb

Parkville

Period - From

01/04/2016

To

31/03/2017

Source

REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

3bedrooms 2bathroom 1carspace	No comparable properties were sold within the last 6 months and located within 2km from the listed property.		
----------------------------------	--	--	--

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

3bedrooms 2bathroom 1carspace	15a Lothian St NORTH MELBOURNE 3051	\$1,300,000	11/02/2017
----------------------------------	-------------------------------------	-------------	------------

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

3bedrooms 2bathroom 2carspaces	15a Lothian St NORTH MELBOURNE 3051	\$1,300,000	11/02/2017
-----------------------------------	-------------------------------------	-------------	------------

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.