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

postcode

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

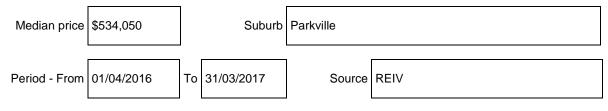
Indicative selling price

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

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





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 n the listed property.	nonths and locate	ed within 2km from

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.