

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

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price	\$543,500	Suburb	Parkville		
Period - From	01/07/2016	To	30/06/2017	Source	REIV

## Comparable property sales

### Unit type or class

E.g. One bedroom units

### Address of comparable unit

### Price

### Date of sale

4 bedrooms 2 bathroom 2 carspace	No comparable properties were sold within the last 6 months and located within 2km from the listed property.		
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### Unit type or class

E.g. One bedroom units

### Address of comparable unit

### Price

### Date of sale

3 bedrooms 2 bathroom 2 carspace	18 Little Dryburgh St. NORTH MELBOURNE 3051	\$1,333,000	27/05/2017
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### Unit type or class

E.g. One bedroom units

### Address of comparable unit

### Price

### Date of sale

3 bedrooms 2 bathroom 1 carspace	1/118 Haines St NORTH MELBOURNE 3051	\$1,307,000	20/05/2017
3 bedrooms 2 bathroom 1 carspace	16 Smith St KENSINGTON 3031	\$1,300,000	16/09/2017

**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.