

## 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

2/14 YATES LANE PARKVILLE VIC 3052

### Indicative selling price

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

Single Price

or range  
between

\$980,000

&

\$1,110,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$496,500

Property type

Unit

Suburb

Parkville

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

14 CARRANGALL PLACE PARKVILLE VIC 3052	\$1,040,000	19-Apr-23
1/14 YATES LANE PARKVILLE VIC 3052	\$975,000	14-Dec-23

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 6 months.

This Statement of Information was prepared on: 06 March 2024

**14 CARRANGALL PLACE  
PARKVILLE VIC 3052**3  2  2 Sold Price **\$1,040,000** Sold Date **19-Apr-23**Distance **0.76km****1/14 YATES LANE PARKVILLE VIC  
3052**3  2  1 Sold Price **\$975,000** Sold Date **14-Dec-23**Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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