

## 26/2 Macarthur Road, Parkville Vic 3052



**2 Bed 2 Bath 1 Car**  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$740,000 - \$790,000  
**Median Unit Price**  
 June quarter 2018: \$670,000

## Comparable Properties

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**22/495 Royal Parade, Parkville 3052 (REI)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$810,000  
**Method:** Auction Sale  
**Date:** 04/08/2018  
**Property Type:** Apartment  
**Agent Comments:** Superior older style apartment, north facing



**3/193 Royal Parade, Parkville 3052 (REI/VG)**  
**2 Bed 2 Bath 1 Car**  
**Price:** \$800,000  
**Method:** Auction Sale  
**Date:** 12/05/2018  
**Property Type:** Apartment  
**Agent Comments:** Townhouse style apartment, similar age and style



**6/19 Mcilwraith Street, Princes Hill 3054 (REI)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$785,000  
**Method:** Sold Before Auction  
**Date:** 17/05/2018  
**Property Type:** Apartment  
**Agent Comments:** Older style top floor apartment, superior position

## 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

26/2 Macarthur Road, Parkville Vic 3052

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$740,000 & \$790,000

#### Median sale price

Median price \$670,000 Unit X Suburb Parkville

Period - From 01/04/2018 to 30/06/2018 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
22/495 Royal Parade, PARKVILLE 3052	\$810,000	04/08/2018
3/193 Royal Parade, PARKVILLE 3052	\$800,000	12/05/2018
6/19 McIlwraith Street, PRINCES HILL 3054	\$785,000	17/05/2018