

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 202/94 Cade Way, Parkville, VIC 3052

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$445,000

&

\$485,000

Median sale price

Median price

\$507,500

Property Type

Apartment

Suburb

Parkville (3052)

Period - From

13/08/2019

to

12/08/2020

Source

PDOL

Comparable property sales

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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
203/80 CADE WAY, PARKVILLE VIC 3052	\$485,000	14/04/2020
3/80 CADE WAY, PARKVILLE VIC 3052	\$463,000	19/03/2020
206/33 RACECOURSE ROAD, NORTH MELBOURNE VIC 3051	\$450,000	09/06/2020

This Statement of Information was prepared on: 12/08/2020