

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 1/80 Cade Way, Parkville, VIC 3052

Indicative selling price

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

Price Range

\$440,000

&

\$480,000

Median sale price

Median price

\$529,500

Property Type

Apartment

Suburb

Parkville (3052)

Period - From

06/02/2020

to

05/02/2021

Source

PDOL

Comparable property sales

A

These are two 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

Address of comparable property	Price	Date of sale
106/92 CADE WAY, PARKVILLE VIC 3052	\$470,000	05/10/2020
202/94 CADE WAY, PARKVILLE VIC 3052	\$460,000	11/12/2020

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 six months.

This Statement of Information was prepared on: 05/02/2021