

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 106/80 Cade Way, Parkville, VIC 3052

Indicative selling price

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

Single Price \$319,900

Median sale price

Median price \$542,000 Property Type Apartment Suburb Parkville (3052)

Period - From 22/07/2020 to 21/07/2021 Source PDOL

Comparable property sales

A 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 |
|---|-----------|--------------|
| 6/94 CADE WAY, PARKVILLE VIC 3052 | \$350,000 | 16/06/2021 |
| 9/88 CADE WAY, PARKVILLE VIC 3052 | \$321,000 | 19/06/2021 |
| 4/17 MIDDLE STREET, ASCOT VALE VIC 3032 | \$365,000 | 06/05/2021 |

This Statement of Information was prepared on: 11/12/2021