Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 203/80 Cade Way, Parkville Vic 3052

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.gov.a	au/underquot	ting					
Single price	e \$499,500									
Median sale price										
Median price	\$471,000	Pro	perty Type Ur	nit		Suburb	Parkville			
Period - From	03/04/2019	to	02/04/2020	So	urce	REIV				

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	202/19 Moore St MOONEE PONDS 3039	\$500,000	03/03/2020
2	402/19 Moore St MOONEE PONDS 3039	\$500,000	14/02/2020
3	C312/460 Victoria St BRUNSWICK 3056	\$490,000	29/02/2020

OR

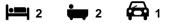
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

03/04/2020 17:26







Property Type: Apartment Agent Comments

Indicative Selling Price \$499,500 Median Unit Price 03/04/2019 - 02/04/2020: \$471,000

Comparable Properties



202/19 Moore St MOONEE PONDS 3039 Agent Comments (REI/VG) 2 **1** Price: \$500,000 Method: Private Sale Date: 03/03/2020 Rooms: 5 Property Type: Apartment 402/19 Moore St MOONEE PONDS 3039 Agent Comments (REI/VG) **6** 1 2 2 Price: \$500.000 Method: Private Sale Date: 14/02/2020 Rooms: 4 Property Type: Apartment



 C312/460 Victoria St BRUNSWICK 3056
 Agent Comments

 (REI/VG)
 Image: 1

 2
 Image: 1

Price: \$490,000 Method: Sold Before Auction Date: 29/02/2020 Rooms: 3 Property Type: Apartment

Account - Belle Property Melbourne | P: 03 9600 2192 | F: 03 9600 3962



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.