

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

203/80 Cade Way, Parkville Vic 3052

Indicative selling price

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

Single price

\$499,500

Median sale price

Median price

\$471,000

Property Type

Unit

Suburb

Parkville

Period - From

03/04/2019

to

02/04/2020

Source

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.

	Address 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

203/80 Cade Way, Parkville Vic 3052

David Vraca
david.vraca@belleproperty.com



2 2 1

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 (REI/VG)

Agent Comments

2 2 1

Price: \$500,000
Method: Private Sale
Date: 03/03/2020
Rooms: 5
Property Type: Apartment



402/19 Moore St MOONEE PONDS 3039 (REI/VG)

Agent Comments

2 2 1

Price: \$500,000
Method: Private Sale
Date: 14/02/2020
Rooms: 4
Property Type: Apartment



C312/460 Victoria St BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 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.