

104/94 Cade Way, Parkville Vic 3052



2 Bed 2 Bath 1 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$530,000 - \$570,000

Median House Price

04/04/2023 - 03/04/2024: \$525,000

Comparable Properties



203/459 Royal Parade, Parkville 3052 (REI)

2 Bed 1 Bath 1 Car

Price: \$560,000

Method: Private Sale

Date: 26/03/2024

Property Type: Apartment

Agent Comments: Same beds/bathrooms/parking space
Inferior size lacking study room, and storage Similar
condition internally



404/91 Galada Avenue, Parkville 3052 (REI)

2 Bed 2 Bath 1 Car

Price: \$560,000

Method: Private Sale

Date: 08/03/2024

Property Type: Apartment

Agent Comments: Same attributes Similar layout and
design Has superior building amenities



1014/91 Galada Avenue, Parkville 3052 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$535,000

Method: Private Sale

Date: 01/02/2024

Property Type: Apartment

Agent Comments: Same attributes Building has superior
amenities Lacks study room and storage space

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

104/94 Cade Way, Parkville Vic 3052

Indicative selling price

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

Range between

\$530,000

&

\$570,000

Median sale price

Median price

\$525,000

Unit

x

Suburb

Parkville

Period - From

04/04/2023

to

03/04/2024

Source

REIV

Comparable property sales

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
203/459 Royal Parade, PARKVILLE 3052	\$560,000	26/03/2024
404/91 Galada Avenue, PARKVILLE 3052	\$560,000	08/03/2024
1014/91 Galada Avenue, PARKVILLE 3052	\$535,000	01/02/2024

This Statement of Information was prepared on:

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