

## 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

207/86-90 Cade Way Parkville VIC 3052

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$375,000

&

\$395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$497,000

Property type

Unit

Suburb

Parkville

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

### 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 6 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

4/88 Cade Way Parkville VIC 3052	\$430,000	09-Aug-19
202/94 Cade Way Parkville VIC 3052	\$460,000	29-Oct-20
211/92-108 Cade Way Parkville VIC 3052	\$435,000	02-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 07 October 2021

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**4/88 Cade Way Parkville VIC 3052** Sold Price **\$430,000** Sold Date **09-Aug-19**

2 1 1

Distance -



**202/94 Cade Way Parkville VIC 3052** Sold Price **\$460,000** Sold Date **29-Oct-20**

2 2 1

Distance **0.04km**



**211/92-108 Cade Way Parkville VIC 3052** Sold Price **\$435,000** Sold Date **02-Nov-19**

2 1 1

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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