

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

12/92 Cade Way, Parkville Vic 3052

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$515,000

Property Type

Unit

Suburb

Parkville

Period - From

15/11/2023

to

14/11/2024

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	1604/18 Mt Alexander Rd TRAVANCORE 3032	\$419,000	30/10/2024
2	4/48 Farnham St FLEMINGTON 3031	\$430,000	18/10/2024
3	134/68 Mt Alexander Rd TRAVANCORE 3032	\$438,000	11/09/2024

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:

15/11/2024 09:59

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2 1 1

Property Type:
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
15/11/2023 - 14/11/2024: \$515,000

Comparable Properties



1604/18 Mt Alexander Rd TRAVANCORE 3032 (REI)

Agent Comments

2 1 1

Price: \$419,000
Method: Private Sale
Date: 30/10/2024
Property Type: Apartment



4/48 Farnham St FLEMINGTON 3031 (REI)

Agent Comments

2 1 1

Price: \$430,000
Method: Private Sale
Date: 18/10/2024
Property Type: Unit



134/68 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)

Agent Comments

2 1 1

Price: \$438,000
Method: Private Sale
Date: 11/09/2024
Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802