

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

101/92-108 CADE WAY PARKVILLE VIC 3052

Indicative selling price

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

Single Price

or range
between

\$470,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,000

Property type

Unit

Suburb

Parkville

Period-from

01 Mar 2023

to

29 Feb 2024

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

102/88 CADE WAY PARKVILLE VIC 3052	\$500,000	01-Feb-24
3/90 CADE WAY PARKVILLE VIC 3052	\$480,000	29-Nov-23
710/67 GALADA AVENUE PARKVILLE VIC 3052	\$506,000	05-Oct-23

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: 22 March 2024



102/88 CADE WAY PARKVILLE VIC 3052

Sold Price

^{RS} **\$500,000**

Sold Date

01-Feb-24

 2  2  1

Distance

0.06km



3/90 CADE WAY PARKVILLE VIC 3052

Sold Price

\$480,000

Sold Date

29-Nov-23

 2  2  1

Distance

0.07km



710/67 GALADA AVENUE PARKVILLE VIC 3052

Sold Price

\$506,000

Sold Date

05-Oct-23

 2  2  1

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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