

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

210/86 Cade Way, Parkville Vic 3052

Indicative selling price

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

Range between \$410,000 & \$430,000

Median sale price

Median price \$457,500 Property Type Unit Suburb Parkville

Period - From 01/10/2018 to 30/09/2019 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	54/2 Centennial Av BRUNSWICK WEST 3055	\$440,500	13/04/2019
2	503/66 Mt Alexander Rd TRAVANCORE 3032	\$432,000	11/09/2019
3	1207/61 Galada Av PARKVILLE 3052	\$430,000	03/06/2019

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:

01/10/2019 16:45

210/86 Cade Way, Parkville Vic 3052



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$410,000 - \$430,000
Median Unit Price
01/10/2018 - 30/09/2019: \$457,500

Comparable Properties

54/2 Centennial Av BRUNSWICK WEST 3055 (REI/VG) Agent Comments



Price: \$440,500
Method: Auction Sale
Date: 13/04/2019
Property Type: Apartment



503/66 Mt Alexander Rd TRAVANCORE 3032 (REI) Agent Comments



Price: \$432,000
Method: Private Sale
Date: 11/09/2019
Rooms: 3
Property Type: Apartment



1207/61 Galada Av PARKVILLE 3052 (REI/VG) Agent Comments



Price: \$430,000
Method: Private Sale
Date: 03/06/2019
Property Type: Apartment

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800



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.