

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

108/86 Cade Way, Parkville Vic 3052

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000

&

\$460,000

Median sale price

Median price \$510,000

House

Unit

X

Suburb Parkville

Period - From 01/10/2016

to

30/09/2017

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	108/88 Cade Way PARKVILLE 3052	\$470,000	06/12/2017
2	3/117 Manningham St PARKVILLE 3052	\$470,000	21/10/2017
3	13/117 Manningham St PARKVILLE 3052	\$450,000	13/09/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$440,000 - \$460,000
Median Unit Price
Year ending September 2017: \$510,000

Comparable Properties



108/88 Cade Way PARKVILLE 3052 (REI)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 06/12/2017
Rooms: -
Property Type: Apartment



3/117 Manningham St PARKVILLE 3052 (REI)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 21/10/2017
Rooms: 3
Property Type: Apartment



13/117 Manningham St PARKVILLE 3052 (REI)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 13/09/2017
Rooms: 4
Property Type: Apartment