

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

102/88 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

\$495,000

&

\$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

Parkville

Period-from

01 Jan 2023

to

31 Dec 2023

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

7/12 ALLARD STREET BRUNSWICK WEST VIC 3055	\$495,000	10-Oct-23
202/77 GALADA AVENUE PARKVILLE VIC 3052	\$495,000	13-Sep-23
2/6 ORMOND ROAD ASCOT VALE VIC 3032	\$502,500	11-Sep-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: 29 January 2024



7/12 ALLARD STREET BRUNSWICK WEST VIC 3055 Sold Price **\$495,000** Sold Date **10-Oct-23**

 2  1  1

Distance **1.13km**



202/77 GALADA AVENUE PARKVILLE VIC 3052 Sold Price Sold Date **13-Sep-23**

 2  2  1

Distance **0.16km**



2/6 ORMOND ROAD ASCOT VALE VIC 3032 Sold Price **\$502,500** Sold Date **11-Sep-23**

 2  1  1

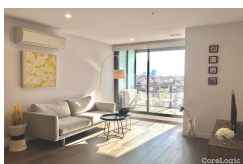
Distance **1.08km**



206/92-108 CADE WAY PARKVILLE VIC 3052 Sold Price **\$505,000** Sold Date **08-Jul-23**

 2  2  1

Distance **0.06km**



710/67 GALADA AVENUE PARKVILLE VIC 3052 Sold Price **\$506,000** Sold Date **05-Oct-23**

 2  2  1

Distance **0.2km**



7/26 COHUNA STREET BRUNSWICK WEST VIC 3055 Sold Price **\$535,000** Sold Date **01-Sep-23**

 2  1  1

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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**8/3-5 CENTENNIAL AVENUE
BRUNSWICK WEST VIC 3055**

 1  1  1

Sold Price

Sold Date **17-Nov-23**

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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