

## 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

1/94 CADE WAY PARKVILLE VIC 3052

### Indicative selling price

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

Single Price

or range  
between

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,500

Property type

Unit

Suburb

Parkville

Period-from

01 Mar 2021

to

28 Feb 2022

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

2/90 CADE WAY PARKVILLE VIC 3052	\$512,000	12-Nov-21
512/62 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$495,000	18-Feb-22
401/525 MT ALEXANDER ROAD MOONEE PONDS VIC 3039	\$527,500	30-Nov-21

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.~~

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## 2/90 CADE WAY PARKVILLE VIC 3052

2 2 1

Sold Price **\$512,000** Sold Date **12-Nov-21**

Distance **0.07km**



## 512/62 MT ALEXANDER ROAD TRAVANCORE VIC 3032

2 2 1

Sold Price <sup>RS</sup> **\$495,000** Sold Date **18-Feb-22**

Distance **0.67km**



## 401/525 MT ALEXANDER ROAD MOONEE PONDS VIC 3039

2 2 1

Sold Price **\$527,500** Sold Date **30-Nov-21**

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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