

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

8/88 Cade Way, Parkville Vic 3052

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$687,500 Property Type Unit Suburb Parkville

Period - From 01/10/2020 to 31/12/2020 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 | 8/116 Ascot Vale Rd FLEMINGTON 3031 | \$330,000 | 11/12/2020 |
| 2 | 14/26 Brougham St NORTH MELBOURNE 3051 | \$328,000 | 07/12/2020 |
| 3 | 2/2-4 Lennon St PARKVILLE 3052 | \$312,000 | 04/11/2020 |

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:

01/02/2021 22:39



Property Type: Apartment

Agent Comments

Comparable Properties



8/116 Ascot Vale Rd FLEMINGTON 3031 (REI) Agent Comments



Price: \$330,000

Method: Private Sale

Date: 11/12/2020

Property Type: House (Res)



14/26 Brougham St NORTH MELBOURNE 3051 Agent Comments
(REI/VG)



Price: \$328,000

Method: Private Sale

Date: 07/12/2020

Property Type: Apartment

2/2-4 Lennon St PARKVILLE 3052 (VG) Agent Comments



Price: \$312,000

Method: Sale

Date: 04/11/2020

Property Type: Flat/Unit/Apartment (Res)