

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

7/88 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 \$512,000 Property Type Unit Suburb Parkville

Period - From 01/10/2023 to 31/12/2023 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 | 106/77 Galada Av PARKVILLE 3052 | \$335,000 | 24/10/2023 |
| 2 | 203/94 Cade Way PARKVILLE 3052 | \$300,000 | 19/12/2023 |
| 3 | 3/82 Cade Way PARKVILLE 3052 | \$298,000 | 15/12/2023 |

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:

14/02/2024 16:34



1 bed 1 bathroom 1 car

Property Type: Strata Unit/Flat

Land Size: 53 sqm approx

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

December quarter 2023: \$512,000

Comparable Properties



106/77 Galada Av PARKVILLE 3052 (REI/VG)

Agent Comments

1 bed 1 bathroom 1 car

Price: \$335,000

Method: Private Sale

Date: 24/10/2023

Property Type: Apartment



203/94 Cade Way PARKVILLE 3052 (REI/VG)

Agent Comments

1 bed 1 bathroom 1 car

Price: \$300,000

Method: Private Sale

Date: 19/12/2023

Property Type: Apartment



3/82 Cade Way PARKVILLE 3052 (REI)

Agent Comments

1 bed 1 bathroom 1 car

Price: \$298,000

Method: Private Sale

Date: 15/12/2023

Property Type: Apartment