

# 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

210/86 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)

Range between \$410,000

&

\$430,000

### Median sale price

Median price \$457,500

Property Type Unit

Suburb Parkville

Period - From 01/10/2018

to 30/09/2019

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	54/2 Centennial Av BRUNSWICK WEST 3055	\$440,500	13/04/2019
2	503/66 Mt Alexander Rd TRAVANCORE 3032	\$432,000	11/09/2019
3	1207/61 Galada Av PARKVILLE 3052	\$430,000	03/06/2019

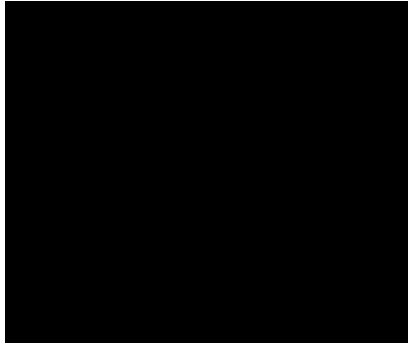
**OR**

~~**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:

01/10/2019 16:45

210/86 Cade Way, Parkville Vic 3052



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$410,000 - \$430,000

**Median Unit Price**

01/10/2018 - 30/09/2019: \$457,500

## Comparable Properties

**54/2 Centennial Av BRUNSWICK WEST 3055 (REI/VG)**

**Agent Comments**



**Price:** \$440,500

**Method:** Auction Sale

**Date:** 13/04/2019

**Property Type:** Apartment



**503/66 Mt Alexander Rd TRAVANCORE 3032 (REI)**

**Agent Comments**



**Price:** \$432,000

**Method:** Private Sale

**Date:** 11/09/2019

**Rooms:** 3

**Property Type:** Apartment



**1207/61 Galada Av PARKVILLE 3052 (REI/VG)**

**Agent Comments**



**Price:** \$430,000

**Method:** Private Sale

**Date:** 03/06/2019

**Property Type:** Apartment

**Account** - Elite RE | P: 03 9663 9977 | F: (03)96638800



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.