104/94 Cade Way, Parkville Vic 3052



2 Bed 2 Bath 1 Car Property Type: Strata Unit/Flat Indicative Selling Price \$530,000 - \$570,000 Median House Price 04/04/2023 - 03/04/2024: \$525,000

Comparable Properties



203/459 Royal Parade, Parkville 3052 (REI)

2 Bed 1 Bath 1 Car Price: \$560,000 Method: Private Sale Date: 26/03/2024

Property Type: Apartment

Agent Comments: Same beds/bathrooms/parking space Inferior size lacking study room, and storage Similar

condition internally



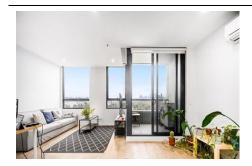
404/91 Galada Avenue, Parkville 3052 (REI)

2 Bed 2 Bath 1 Car Price: \$560,000 Method: Private Sale Date: 08/03/2024

Property Type: Apartment

Agent Comments: Same attributes Similar layout and

design Has superior building amenities



1014/91 Galada Avenue, Parkville 3052 (REI/VG)

2 Bed 2 Bath 1 Car Price: \$535,000 Method: Private Sale Date: 01/02/2024

Property Type: Apartment

Agent Comments: Same attributes Building has superior

amenities Lacks study room and storage space

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

| Property offered for sale | | | | | | | |
|---------------------------|-------------------------------------|--|--|--|--|--|--|
| Address | | | | | | | |
| Including suburb or | 104/94 Cade Way, Parkville Vic 3052 | | | | | | |
| locality and postcode | | | | | | | |
| · · | | | | | | | |

Indicative selling price

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

| Range between | \$530,000 | & | \$570,000 | |
|-------------------|-----------|---|-----------|--|
| Median sale price | | | | |

| Median price | \$525,000 | | Unit | Х | Suburb | Parkvi | lle | |
|---------------|------------|----|---------|-----------------|--------|--------|------|--|
| Period - From | 04/04/2023 | to | 03/04/2 | <u></u> 2024 | 5 | Source | REIV | |

Comparable property sales

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 |
|---------------------------------------|-----------|--------------|
| 203/459 Royal Parade, PARKVILLE 3052 | \$560,000 | 26/03/2024 |
| 404/91 Galada Avenue, PARKVILLE 3052 | \$560,000 | 08/03/2024 |
| 1014/91 Galada Avenue, PARKVILLE 3052 | \$535,000 | 01/02/2024 |

| This Statement of Information was prepared on: | 04/04/2024 15:11 |
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