

## 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

201/86-90 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

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Parkville

Period-from

01 May 2023

to

30 Apr 2024

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

102/88 CADE WAY PARKVILLE VIC 3052	\$500,000	01-Feb-24
516/91 GALADA AVENUE PARKVILLE VIC 3052	\$535,000	09-Feb-24
202/67 GALADA AVENUE PARKVILLE VIC 3052	\$492,500	14-Feb-24

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.~~

This Statement of Information was prepared on: 13 May 2024

Edward Thomas

P 9376 3322

M 0418 353 357

E ethomas@edwardthomas.com.au



**102/88 CADE WAY PARKVILLE VIC 3052** Sold Price **\$500,000** Sold Date **01-Feb-24**

 2  2  1

Distance **0km**



**516/91 GALADA AVENUE PARKVILLE VIC 3052** Sold Price **\$535,000** Sold Date **09-Feb-24**

 2  2  1

Distance **0.11km**



**202/67 GALADA AVENUE PARKVILLE VIC 3052** Sold Price **\$492,500** Sold Date **14-Feb-24**

 2  1  1

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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