

# 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

203/94 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)

Single price \$305,000

### Median sale price

Median price \$684,000

Property Type Unit

Suburb Parkville

Period - From 01/07/2023

to 30/09/2023

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	13/10-12 Lennon St PARKVILLE 3052	\$307,000	15/08/2023
2	108/77 Galada Av PARKVILLE 3052	\$305,000	11/08/2023
3			

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:

30/10/2023 11:49

203/94 Cade Way, Parkville Vic 3052



1 bed 1 bath 1 car

Property Type:  
Agent Comments

Indicative Selling Price  
\$305,000

Median Unit Price  
September quarter 2023: \$684,000

## Comparable Properties



13/10-12 Lennon St PARKVILLE 3052 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$307,000  
Method: Private Sale  
Date: 15/08/2023  
Property Type: Apartment



108/77 Galada Av PARKVILLE 3052 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$305,000  
Method: Private Sale  
Date: 11/08/2023  
Property Type: Apartment

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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