

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 6/88 Cade Way, Parkville Vic 3052

Indicative selling price

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

Single price \$359,000

Median sale price

Median price \$460,000

House

Unit

X

Suburb Parkville

Period - From 01/07/2017

to 30/09/2017

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 | 208/62 Mt Alexander Rd TRAVANCORE 3032 | \$360,000 | 31/07/2017 |
| 2 | 3/190-192 Mt Alexander Rd TRAVANCORE 3032 | \$355,000 | 23/09/2017 |
| 3 | 1/3 Guthrie St BRUNSWICK WEST 3055 | \$335,000 | 05/08/2017 |

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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



208/62 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 31/07/2017

Rooms: 3

Property Type: Apartment



3/190-192 Mt Alexander Rd TRAVANCORE 3032 (REI)

Agent Comments



Price: \$355,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 3

Property Type: Apartment

1/3 Guthrie St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$335,000

Method: Auction Sale

Date: 05/08/2017

Rooms: 2

Property Type: Apartment

Land Size: 684 sqm approx