

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

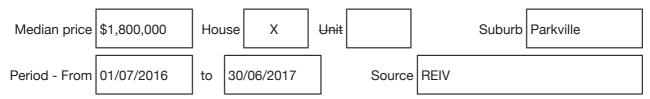
6/88 Cade Way, Parkville Vic 3052

Indicative selling price

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

Single price \$375,000

Median sale price



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	9/4 Cumming St BRUNSWICK WEST 3055	\$380,000	17/06/2017
2	208/62 Mt Alexander Rd TRAVANCORE 3032	\$360,000	31/07/2017
3	7/1 Pottery Ct BRUNSWICK 3056	\$350,000	26/08/2017

OR

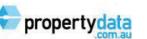
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919

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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.





6/88 Cade Way, Parkville Vic 3052







Rooms: 2 Property Type: House (Res) Agent Comments Alexander Magliolo 9387 5888 0433 401 487 alexandermagliolo@jelliscraig.com.au

> Indicative Selling Price \$375,000 Median House Price Year ending June 2017: \$1,800,000

Comparable Properties



9/4 Cumming St BRUNSWICK WEST 3055 A (REI)



Price: \$380,000 Method: Private Sale Date: 17/06/2017 Rooms: 2 Property Type: Apartment Agent Comments



208/62 Mt Alexander Rd TRAVANCORE 3032 Agent Comments (REI)



Price: \$360,000 Method: Private Sale Date: 31/07/2017 Rooms: 3 Property Type: Apartment

Type: Apartment

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7/1 Pottery Ct BRUNSWICK 3056 (REI)

Agent Comments



Price: \$350,000 Method: Auction Sale Date: 26/08/2017 Rooms: 2 Property Type: Apartment

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