

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

Single price \$375,000

Median sale price

Median price \$1,800,000

House

X

Unit

Suburb Parkville

Period - From 01/07/2016

to

30/06/2017

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	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.



Rooms: 2
Property Type: House (Res)
Agent Comments

Comparable Properties



9/4 Cumming St BRUNSWICK WEST 3055 (REI)

Agent Comments



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



208/62 Mt Alexander Rd TRAVANCORE 3032 (REI)

Agent Comments



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



7/1 Pottery Ct BRUNSWICK 3056 (REI)

Agent Comments



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