

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

1101/61 GALADA AVENUE PARKVILLE VIC 3052

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Parkville

Period-from

01 Jun 2023

to

31 May 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

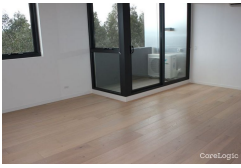
Date of sale

202/61 GALADA AVENUE PARKVILLE VIC 3052	\$340,000	18-Mar-24
510/62 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$340,000	12-Feb-24
7/88 CADE WAY PARKVILLE VIC 3052	\$300,000	01-May-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: 03 June 2024



**202/61 GALADA AVENUE
PARKVILLE VIC 3052**

1 1 1

Sold Price **\$340,000** Sold Date **18-Mar-24**

Distance **0km**



**510/62 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

1 1 1

Sold Price Sold Date **12-Feb-24**

Distance **0.5km**



**7/88 CADE WAY PARKVILLE VIC
3052**

1 1 1

Sold Price ^{RS} **\$300,000** Sold Date **01-May-24**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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