

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

1111/61 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

\$410,000

&

\$450,000

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

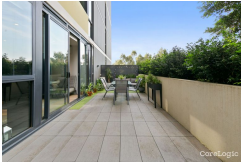
Date of sale

314/61 GALADA AVENUE PARKVILLE VIC 3052	\$448,000	22-Jan-24
714/91 GALADA AVENUE PARKVILLE VIC 3052	\$445,000	25-Jan-24
4/88 CADE WAY PARKVILLE VIC 3052	\$440,000	05-Feb-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: 06 June 2024



**314/61 GALADA AVENUE
 PARKVILLE VIC 3052**

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Sold Price **\$448,000** Sold Date **22-Jan-24**

Distance **0km**

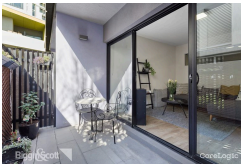


**714/91 GALADA AVENUE
 PARKVILLE VIC 3052**

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Sold Price **\$445,000** Sold Date **25-Jan-24**

Distance **0.13km**



**4/88 CADE WAY PARKVILLE VIC
 3052**

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Sold Price **\$440,000** Sold Date **05-Feb-24**

Distance **0.24km**

RS = Recent sale UN = Undisclosed Sale

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