

## 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

1209/91 GALADA AVENUE PARKVILLE VIC 3052

### Indicative selling price

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

Single Price

or range  
between

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$502,500

Property type

Unit

Suburb

Parkville

Period-from

01 Aug 2022

to

31 Jul 2023

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

|   |           |           |
|---|-----------|-----------|
| 914/91 GALADA AVENUE PARKVILLE VIC 3052       | \$549,900 | 31-Mar-23 |
| 502/459 ROYAL PARADE PARKVILLE VIC 3052       | \$640,000 | 03-Jun-23 |
| 509/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039 | \$590,000 | 08-Aug-23 |

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: 14 August 2023



**914/91 GALADA AVENUE  
PARKVILLE VIC 3052**

2 2 1

Sold Price **\$549,900** Sold Date **31-Mar-23**

Distance **0km**



**502/459 ROYAL PARADE  
PARKVILLE VIC 3052**

2 1 1

Sold Price **\$640,000** Sold Date **03-Jun-23**

Distance **1.78km**



**509/333 ASCOT VALE ROAD  
MOONEE PONDS VIC 3039**

2 2 1

Sold Price <sup>RS</sup> **\$590,000** <sup>UN</sup> Sold Date **08-Aug-23**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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