

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

2 Galada Avenue, Parkville Vic 3052

Indicative selling price

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

Range between \$1,700,000

&

\$1,825,000

Median sale price

Median price \$2,477,000

Property Type House

Suburb Parkville

Period - From 11/03/2023

to 10/03/2024

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	58b Smith St BRUNSWICK WEST 3055	\$1,835,000	11/12/2023
2	4/4a The Avenue PARKVILLE 3052	\$1,790,000	02/02/2024
3	12 Shields St FLEMINGTON 3031	\$1,610,000	21/02/2024

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.~~

This Statement of Information was prepared on:

11/03/2024 19:06



Rooms: 6

Property Type: House

Land Size: 525 sqm approx

Agent Comments

Comparable Properties



58b Smith St BRUNSWICK WEST 3055 (REI)

Agent Comments

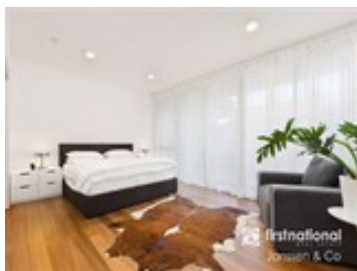


Price: \$1,835,000

Method: Private Sale

Date: 11/12/2023

Property Type: House



4/4a The Avenue PARKVILLE 3052 (REI)

Agent Comments



Price: \$1,790,000

Method: Private Sale

Date: 02/02/2024

Property Type: Townhouse (Single)



12 Shields St FLEMINGTON 3031 (REI)

Agent Comments



Price: \$1,610,000

Method: Sold Before Auction

Date: 21/02/2024

Property Type: House (Res)