

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

315/91 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Parkville

Period-from

01 May 2023

to

30 Apr 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

714/91 GALADA AVENUE PARKVILLE VIC 3052	\$445,000	25-Jan-24
106/67 GALADA AVENUE PARKVILLE VIC 3052	\$470,000	01-Feb-24
202/67 GALADA AVENUE PARKVILLE VIC 3052	\$492,500	14-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 May 2024



714/91 GALADA AVENUE PARKVILLE VIC 3052

2 1 1

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

Distance **0km**



106/67 GALADA AVENUE PARKVILLE VIC 3052

2 1 1

Sold Price **\$470,000** Sold Date **01-Feb-24**

Distance **0.1km**



202/67 GALADA AVENUE PARKVILLE VIC 3052

2 1 1

Sold Price **\$492,500** Sold Date **14-Feb-24**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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