

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

404/91 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,956,850

Property type

Other

Suburb

Parkville

Period-from

01 Nov 2022

to

31 Oct 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

103/88 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$590,000	19-Sep-23
509/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$590,000	27-Jul-23
301/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$565,000	04-Sep-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: 13 November 2023



**103/88 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

2 2 -

Sold Price **\$590,000** Sold Date **19-Sep-23**

Distance **0.58km**



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

2 2 1

Sold Price Sold Date **27-Jul-23**

Distance **1.76km**



**301/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

2 2 1

Sold Price **\$565,000** Sold Date **04-Sep-23**

Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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