

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

410/67 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

\$335,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$496,500

Property type

Unit

Suburb

Parkville

Period-from

01 Mar 2023

to

29 Feb 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

2/77 GALADA AVENUE PARKVILLE VIC 3052	\$311,000	16-Nov-23
106/77 GALADA AVENUE PARKVILLE VIC 3052	\$335,000	25-Oct-23
14/125-135 MOOLTAN STREET TRAVANCORE VIC 3032	\$440,000	14-Nov-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: 06 March 2024



2/77 GALADA AVENUE PARKVILLE VIC 3052

1 Bed 1 Bath 1 Car

Sold Price **RS \$311,000** Sold Date **16-Nov-23**

Distance **0.05km**



106/77 GALADA AVENUE PARKVILLE VIC 3052

1 Bed 1 Bath 1 Car

Sold Price **\$335,000** Sold Date **25-Oct-23**

Distance **0.05km**



14/125-135 MOOLTAN STREET TRAVANCORE VIC 3032

1 Bed 1 Bath 1 Car

Sold Price **\$440,000** Sold Date **14-Nov-23**

Distance **0.33km**

RS = Recent sale UN = Undisclosed Sale

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