

## 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

902/51-55 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

\$310,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

Parkville

Period-from

01 Dec 2022

to

30 Nov 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

102/61 GALADA AVENUE PARKVILLE VIC 3052	\$335,000	26-Jul-23
106/77 GALADA AVENUE PARKVILLE VIC 3052	\$335,000	25-Oct-23
2/77 GALADA AVENUE PARKVILLE VIC 3052	\$311,000	16-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: 11 December 2023


**102/61 GALADA AVENUE  
PARKVILLE VIC 3052**
 1  1  1

Sold Price

**\$335,000**

Sold Date

**26-Jul-23**

Distance

**0.03km**

**106/77 GALADA AVENUE  
PARKVILLE VIC 3052**
 1  1  1

Sold Price

Sold Date

**25-Oct-23**

Distance

**0.12km**

**2/77 GALADA AVENUE PARKVILLE  
VIC 3052**
 1  1  1

Sold Price

<sup>RS</sup> **\$311,000**

Sold Date

**16-Nov-23**

Distance

**0.12km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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