



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

312/61 Galada Avenue, Parkville, 3052

Indicative selling price

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

Single price

or range between

\$490,000.00

&

\$530,000.00

Median sale price

Median price

\$512,000.00

Property type

Unit/Apartment,
Car Park

Suburb

PARKVILLE

Period - From

Oct 2023

to

Dec 2023

Source

REIV

Comparable property sales

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
2201/1 Ascot Vale Rd FLEMINGTON 3031	\$520,000.00	26/02/2024
710/67 Galada Av PARKVILLE 3052	\$506,000.00	5/10/2023
1410/1 Ascot Vale Rd FLEMINGTON 3031	\$500,000.00	3/11/2023

This Statement of Information was prepared on:

Tuesday 26th March 2024