

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 409/77 Galada Avenue, Parkville, VIC 3052

Indicative selling price

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

Price Range

\$400,000

&

\$440,000

Median sale price

Median price

\$555,000

Property Type

House

Suburb

Parkville (3052)

Period - From

27/07/2020

to

26/07/2021

Source

PDOL

Comparable property sales

A 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
804/39 RACECOURSE ROAD, NORTH MELBOURNE VIC 3051	\$430,000	08/06/2021
3/193 UNION STREET, BRUNSWICK WEST VIC 3055	\$422,500	02/05/2021
813/1 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$430,000	03/03/2021

This Statement of Information was prepared on: 26/07/2021