

## 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

411/67 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

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$506,000

Property type

Unit

Suburb

Parkville

Period-from

01 Nov 2023

to

31 Oct 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

202/67 GALADA AVENUE PARKVILLE VIC 3052	\$492,500	14-Feb-24
106/67 GALADA AVENUE PARKVILLE VIC 3052	\$470,000	01-Feb-24
314/61 GALADA AVENUE PARKVILLE VIC 3052	\$448,000	22-Jan-24

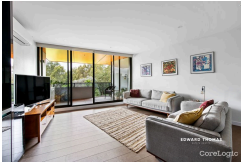
OR

**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: 08 November 2024



Alrick Fung  
 P 396299625  
 M 0414888289  
 E alrick.fung@dpgproperty.com



**202/67 GALADA AVENUE  
 PARKVILLE VIC 3052**

2 1 1

Sold Price **\$492,500** Sold Date **14-Feb-24**

Distance **0km**

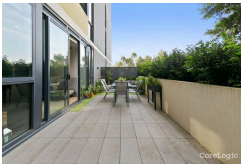


**106/67 GALADA AVENUE  
 PARKVILLE VIC 3052**

2 1 1

Sold Price **\$470,000** Sold Date **01-Feb-24**

Distance **0.01km**



**314/61 GALADA AVENUE  
 PARKVILLE VIC 3052**

2 1 1

Sold Price **\$448,000** Sold Date **22-Jan-24**

Distance **0.05km**

RS = Recent sale      UN = Undisclosed Sale

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