

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

202/77 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

or range
between

\$495,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,500

Property type

Unit

Suburb

Parkville

Period-from

01 Aug 2022

to

31 Jul 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

203/77 GALADA AVENUE PARKVILLE VIC 3052	\$485,000	19-May-23
402/77 GALADA AVENUE PARKVILLE VIC 3052	\$495,000	14-Feb-23
508/61 GALADA AVENUE PARKVILLE VIC 3052	\$485,000	15-Jun-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: 01 August 2023

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203/77 GALADA AVENUE PARKVILLE VIC 3052

2 2 1

Sold Price **\$485,000** Sold Date **19-May-23**

Distance **0km**



402/77 GALADA AVENUE PARKVILLE VIC 3052

2 2 1

Sold Price **\$495,000** Sold Date **14-Feb-23**

Distance **0km**



508/61 GALADA AVENUE PARKVILLE VIC 3052

2 2 1

Sold Price ^{RS} **\$485,000** Sold Date **15-Jun-23**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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