

Statement of Information

Sections 47AF of the Estate Agents Act 1980



607/91 Galada Ave
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 \$ 500,000 & \$ 550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 555,000 *House *2-bed Unit Suburb
Period - From to Source

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
1. 907/91 Galada Ave, Parkville, VIC 3052	\$ 515,000	25 th Apr 2024
2. 404/91 Galada Ave, Parkville, VIC 3052	\$ 560,000	8 th Mar 2024
3. 1014/91 Galada Ave, Parkville, VIC 3052	\$ 535,000	1 st Feb 2024