

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

714/91 Galada Avenue, Parkville Vic 3052

Indicative selling price

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

Range between \$445,000 & \$475,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Parkville

Period - From 01/10/2022 to 30/09/2023 Source REIV

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 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	93/108-124 Union St BRUNSWICK 3056	\$467,000	16/09/2023
2	2/237 Ascot Vale Rd ASCOT VALE 3032	\$465,000	07/07/2023
3	37/99 Brickworks Dr BRUNSWICK 3056	\$465,000	23/06/2023

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 six months.~~

This Statement of Information was prepared on:

28/11/2023 11:19

Joo Ming (JM) Lim

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Indicative Selling Price

\$445,000 - \$475,000

Median Unit Price

Year ending September 2023: \$655,000


 2
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  1
Property Type: Apartment

Agent Comments

Comparable Properties

**93/108-124 Union St BRUNSWICK 3056 (REI)**

Agent Comments

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Price: \$467,000**Method:** Private Sale**Date:** 16/09/2023**Property Type:** Unit**2/237 Ascot Vale Rd ASCOT VALE 3032 (VG)**

Agent Comments

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Price: \$465,000**Method:** Sale**Date:** 07/07/2023**Property Type:** Flat/Unit/Apartment (Res)**37/99 Brickworks Dr BRUNSWICK 3056 (REI/VG)**

Agent Comments

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  1
Price: \$465,000**Method:** Private Sale**Date:** 23/06/2023**Property Type:** Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802