

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

501/91 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Parkville

Period-from

01 May 2023

to

30 Apr 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

102/88 CADE WAY PARKVILLE VIC 3052	\$500,000	01-Feb-24
221/66 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$530,000	12-Apr-24
304/66 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$530,000	09-Apr-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: 14 May 2024



102/88 CADE WAY PARKVILLE VIC 3052 Sold Price **\$500,000** Sold Date **01-Feb-24**

2 2 1

Distance **0.11km**



221/66 MT ALEXANDER ROAD TRAVANCORE VIC 3032 Sold Price ^{RS} **\$530,000** Sold Date **12-Apr-24**

2 2 1

Distance **0.62km**



304/66 MT ALEXANDER ROAD TRAVANCORE VIC 3032 Sold Price Sold Date **09-Apr-24**

2 2 1

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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