

## 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

205/67 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

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Parkville

Period-from

01 Jul 2021

to

30 Jun 2022

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

709/61 GALADA AVENUE PARKVILLE VIC 3052	\$505,000	08-Mar-22
2/84 CADE WAY PARKVILLE VIC 3052	\$480,000	25-Mar-22
512/62 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$495,000	18-Feb-22

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: 07 July 2022

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**709/61 GALADA AVENUE  
 PARKVILLE VIC 3052**

2 2 1

Sold Price **\$505,000** Sold Date **08-Mar-22**

Distance -



**2/84 CADE WAY PARKVILLE VIC  
 3052**

2 2 1

Sold Price **\$480,000** Sold Date **25-Mar-22**

Distance -



**512/62 MT ALEXANDER ROAD  
 TRAVANCORE VIC 3032**

2 2 1

Sold Price **\$495,000** Sold Date **18-Feb-22**

Distance -

RS = Recent sale UN = Undisclosed Sale

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