

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

1111/61 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

\$455,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,750

Property type

Unit

Suburb

Parkville

Period-from

01 Jul 2023

to

30 Jun 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

106/67 GALADA AVENUE PARKVILLE VIC 3052	\$470,000	01-Feb-24
8/17 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$455,000	17-Jun-24
7/8 HOWLETT STREET KENSINGTON VIC 3031	\$465,000	26-Feb-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: 05 July 2024



**106/67 GALADA AVENUE
PARKVILLE VIC 3052**

2 1 1

Sold Price **\$470,000** Sold Date **01-Feb-24**

Distance **0.04km**



**8/17 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

2 1 1

Sold Price ^{RS} **\$455,000** Sold Date **17-Jun-24**

Distance **1.69km**



**7/8 HOWLETT STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$465,000** Sold Date **26-Feb-24**

Distance **1.83km**

RS = Recent sale **UN** = Undisclosed Sale

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