

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

202/67 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

\$475,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

Parkville

Period-from

01 Feb 2023

to

31 Jan 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

710/67 GALADA AVENUE PARKVILLE VIC 3052	\$506,000	05-Oct-23
202/77 GALADA AVENUE PARKVILLE VIC 3052	\$495,000	13-Sep-23
10/30 PIN OAK CRESCENT FLEMINGTON VIC 3031	\$500,000	22-Dec-23

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: 06 February 2024

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**710/67 GALADA AVENUE
PARKVILLE VIC 3052**

2 2 1

Sold Price **\$506,000** Sold Date **05-Oct-23**

Distance **0km**



**202/77 GALADA AVENUE
PARKVILLE VIC 3052**

2 2 1

Sold Price **\$495,000** Sold Date **13-Sep-23**

Distance **0.04km**



**10/30 PIN OAK CRESCENT
FLEMINGTON VIC 3031**

2 1 1

Sold Price ^{RS} **\$500,000** Sold Date **22-Dec-23**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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