

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

305/61 Galada Avenue, Parkville Vic 3052

Indicative selling price

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

Single price

\$295,000

Median sale price

Median price

\$689,500

Property Type

Unit

Suburb

Parkville

Period - From

01/10/2021

to

30/09/2022

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	208/67 Galada Av PARKVILLE 3052	\$305,000	08/11/2022
2	3/17 Ascot Vale Rd FLEMINGTON 3031	\$305,000	27/10/2022
3	105/77 Galada Av PARKVILLE 3052	\$300,000	27/06/2022

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:

21/11/2022 13:25

Joo Ming (JM) Lim

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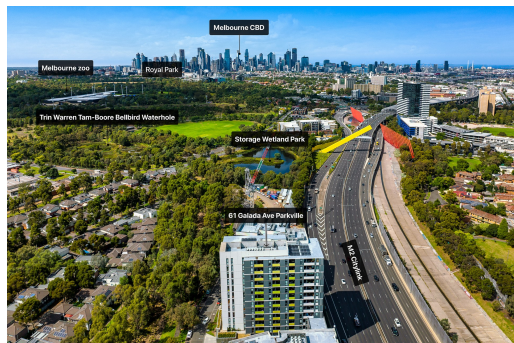
joominglim@mcgrath.com.au

Indicative Selling Price

\$295,000

Median Unit Price

Year ending September 2022: \$689,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



208/67 Galada Av PARKVILLE 3052 (REI)

Agent Comments



Price: \$305,000

Method: Private Sale

Date: 08/11/2022

Property Type: Apartment



3/17 Ascot Vale Rd FLEMINGTON 3031 (REI)

Agent Comments



Price: \$305,000

Method: Private Sale

Date: 27/10/2022

Property Type: Apartment

105/77 Galada Av PARKVILLE 3052 (VG)

Agent Comments



Price: \$300,000

Method: Sale

Date: 27/06/2022

Property Type: Unit