

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

305/51-55 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

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Parkville

Period-from

01 Jun 2019

to

31 May 2020

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

703/61 Galada Avenue Parkville VIC 3052	\$380,000	10-Mar-20
1/88 Cade Way Parkville VIC 3052	\$337,000	13-Feb-20
315/445-453 Royal Parade Parkville VIC 3052	\$385,000	24-Jan-20

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: 02 June 2020



703/61 Galada Avenue Parkville VIC 3052 Sold Price

^{RS} **\$380,000** Sold Date **10-Mar-20**

1 1 1

Distance **0.03km**



1/88 Cade Way Parkville VIC 3052 Sold Price

\$337,000 Sold Date **13-Feb-20**

1 1 1

Distance **0.27km**



315/445-453 Royal Parade Parkville VIC 3052 Sold Price

\$385,000 Sold Date **24-Jan-20**

1 1 1

Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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