

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

104/67 Galada Avenue, Parkville Vic 3052

Indicative selling price

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

Single price \$459,000

Median sale price

Median price \$512,000

Property Type Unit

Suburb Parkville

Period - From 01/10/2023

to 31/12/2023

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	202/77 Galada Av PARKVILLE 3052	\$495,000	13/09/2023
2	3/90 Cade Way PARKVILLE 3052	\$480,000	29/11/2023
3	714/91 Galada Av PARKVILLE 3052	\$445,000	25/01/2024

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:

12/02/2024 14:24



Property Type:
Agent Comments

Indicative Selling Price
\$459,000
Median Unit Price
December quarter 2023: \$512,000

Comparable Properties



202/77 Galada Av PARKVILLE 3052 (REI)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 13/09/2023
Property Type: Unit



3/90 Cade Way PARKVILLE 3052 (REI)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 29/11/2023
Property Type: Apartment



714/91 Galada Av PARKVILLE 3052 (REI)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 25/01/2024
Property Type: Apartment

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455