

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

1103/91 Galada Avenue, Parkville Vic 3052

Indicative selling price

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

Range between \$495,000 & \$540,000

Median sale price

Median price \$529,000 Property Type Unit Suburb Parkville

Period - From 01/10/2020 to 30/09/2021 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 | 108/88 Cade Way PARKVILLE 3052 | \$525,000 | 30/09/2021 |
| 2 | 201/51 Sandown Rd ASCOT VALE 3032 | \$520,000 | 25/07/2021 |
| 3 | 1/96 Flemington Rd PARKVILLE 3052 | \$499,000 | 07/05/2021 |

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:

01/11/2021 17:27



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



108/88 Cade Way PARKVILLE 3052 (REI)

Agent Comments

 2  2  1

Price: \$525,000

Method: Private Sale

Date: 30/09/2021

Property Type: Apartment



201/51 Sandown Rd ASCOT VALE 3032 (VG)

Agent Comments

 2  -  -

Price: \$520,000

Method: Sale

Date: 25/07/2021

Property Type: Flat/Unit/Apartment (Res)



1/96 Flemington Rd PARKVILLE 3052 (REI/VG)

Agent Comments

 2  1  1

Price: \$499,000

Method: Private Sale

Date: 07/05/2021

Property Type: Apartment