

## 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

609/67 GALADA AVENUE PARKVILLE VIC 3052

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Parkville

Period-from

01 Jan 2024

to

31 Dec 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

1005/91 GALADA AVENUE PARKVILLE VIC 3052	\$465,000	21-Nov-24
1111/61 GALADA AVENUE PARKVILLE VIC 3052	\$446,000	09-Jul-24
1013/91 GALADA AVENUE PARKVILLE VIC 3052	\$470,000	29-Sep-24

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: 22 January 2025

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**1005/91 GALADA AVENUE  
PARKVILLE VIC 3052**

2 1 1

Sold Price <sup>RS</sup> **\$465,000** Sold Date **21-Nov-24**

Distance **0.09km**

1005/91 Galada Avenue, Parkville  
This floor plan is a general guide only and does not represent the actual floor plan of the property. It is subject to change without notice. © 2024 CoreLogic



**1111/61 GALADA AVENUE  
PARKVILLE VIC 3052**

2 1 1

Sold Price **\$446,000** Sold Date **09-Jul-24**

Distance **0.05km**



**1013/91 GALADA AVENUE  
PARKVILLE VIC 3052**

2 1 1

Sold Price **\$470,000** Sold Date **29-Sep-24**

Distance **0.09km**



**104/67 GALADA AVENUE  
PARKVILLE VIC 3052**

1 1 -

Sold Price **\$450,000** Sold Date **21-Mar-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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