

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 1005/91 Galada Avenue, Parkville, VIC 3052

Indicative selling price

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

Price Range

\$440,000

&

\$465,000

Median sale price

Median price

\$535,000

Property Type

Apartment

Suburb

Parkville (3052)

Period - From

10/10/2023

to

10/10/2024

Source

REA

Comparable property sales

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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
1111/61 GALADA AVENUE, PARKVILLE VIC 3052	\$446,000	09/07/2024
5/17 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$460,000	30/07/2024
37/8-32 HOWLETT STREET, KENSINGTON VIC 3031	\$460,000	06/08/2024

This Statement of Information was prepared on: 10/10/2024