

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

1014/91 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

or range
between

\$560,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

Parkville

Period-from

01 Oct 2022

to

30 Sep 2023

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

1209/91 GALADA AVENUE PARKVILLE VIC 3052	\$550,000	27-Sep-23
301/88 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$595,000	26-Apr-23
407/255 RACECOURSE ROAD KENSINGTON VIC 3031	\$602,000	30-May-23

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: 16 October 2023



**1209/91 GALADA AVENUE
PARKVILLE VIC 3052**

 2  2  1

Sold Price

^{RS}

\$550,000

Sold Date

27-Sep-23

Distance

0km



**301/88 MT ALEXANDER ROAD
TRARALGON VIC 3032**

 2  2  1

Sold Price

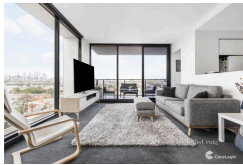
\$595,000

Sold Date

26-Apr-23

Distance

0.58km



**407/255 RACECOURSE ROAD
KENSINGTON VIC 3031**

 2  2  1

Sold Price

\$602,000

Sold Date

30-May-23

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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