

## 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

506/61 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

\$320,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$506,000

Property type

Unit

Suburb

Parkville

Period-from

01 Nov 2023

to

31 Oct 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

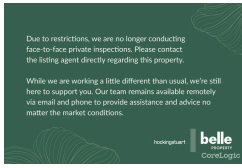
Date of sale

1101/61 GALADA AVENUE PARKVILLE VIC 3052	\$340,000	13-Jul-24
105/80 CADE WAY PARKVILLE VIC 3052	\$325,000	04-Jun-24
904/51-55 GALADA AVENUE PARKVILLE VIC 3052	\$310,000	19-Aug-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 November 2024



**1101/61 GALADA AVENUE  
PARKVILLE VIC 3052**

Sold Price **\$340,000** Sold Date **13-Jul-24**

1 1 1

Distance **0km**

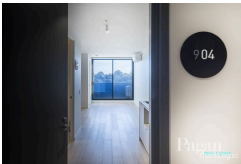


**105/80 CADE WAY PARKVILLE VIC 3052**

Sold Price **\$325,000** Sold Date **04-Jun-24**

1 1 1

Distance **0.3km**



**904/51-55 GALADA AVENUE  
PARKVILLE VIC 3052**

Sold Price **RS \$310,000** Sold Date **19-Aug-24**

1 1 1

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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