

# 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

1010/61 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)

single price

\$ 455, 000

or range between

to

### Median sale price

Median price

\$ 667,500

Property type

Unit

Suburb

Parkville

Period - From

2022 Q1

to

2022 Q4

Source

REIV

### Comparable property sales

**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
1 801/91 Galada Ave, Parkville	\$ 488,000	04/02/2023
2 114/445 Royal Parade, Parkville	\$ 550,000	10/10/2022
3 48/202 The Avenue, Parkville	\$ 535,000	27/09/2022

~~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: 24/02/2023