

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

406/61 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Parkville

Period-from

01 Apr 2023

to

31 Mar 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

4/88 CADE WAY PARKVILLE VIC 3052	\$440,000	05-Feb-24
1321/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$410,000	05-Feb-24
RACECOURSE ROAD NORTH MELBOURNE VIC 3051	\$405,000	04-Jan-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: 30 April 2024

Gavin Zeitz

P 03 9863 9167

M 0408277114

E Info@gandhpropertygroup.com.au



4/88 CADE WAY PARKVILLE VIC 3052

2 1 1

Sold Price

\$440,000

Sold Date **05-Feb-24**

Distance

0.24km



1321/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032

2 1 1

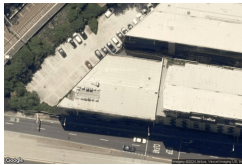
Sold Price

\$410,000

Sold Date **05-Feb-24**

Distance

0.55km



RACECOURSE ROAD NORTH MELBOURNE VIC 3051

2 1 -

Sold Price

\$405,000

Sold Date **04-Jan-24**

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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