

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

702/91 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Parkville

Period-from

01 Apr 2024

to

31 Mar 2025

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

107/8 NORTH STREET ASCOT VALE VIC 3032	\$420,000	09-Mar-25
802/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$412,500	19-Feb-25
1011/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051	\$420,000	04-Mar-25

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: 15 April 2025



107/8 NORTH STREET ASCOT VALE VIC 3032

 1  1  1

Sold Price **\$420,000** Sold Date **09-Mar-25**

Distance **1km**

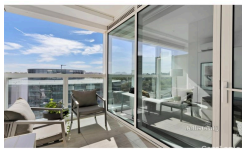


802/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039

 1  1  1

Sold Price **\$412,500** Sold Date **19-Feb-25**

Distance **1.75km**



1011/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051

 1  1  1

Sold Price **\$420,000** Sold Date **04-Mar-25**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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