

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	704/67 Galada Avenue, Parkville, VIC 3052
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$490,000	&	\$525,000
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Median sale price

Median price	\$507,500	Property Type	Apartment	Suburb	Parkville (3052)
Period - From	01/03/2024	to	28/02/2025	Source	realestate.com.au

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
1205/91 GALADA AVENUE, PARKVILLE VIC 3052	\$510,000	18/02/2025
507/91 GALADA AVENUE, PARKVILLE VIC 3052	\$505,000	21/12/2024
607/91 GALADA AVENUE, PARKVILLE VIC 3052	\$510,000	14/10/2024

This Statement of Information was prepared on: 06/03/2025