

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

906/61 Galada Avenue, Parkville Vic 3052

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$513,500 Property Type Unit Suburb Parkville

Period - From 14/10/2023 to 13/10/2024 Source REIV

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 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	316/1 Ascot Vale Rd FLEMINGTON 3031	\$345,000	06/08/2024
2	1101/61 Galada Av PARKVILLE 3052	\$340,000	13/07/2024
3	3/41 Manningham St PARKVILLE 3052	\$355,000	26/04/2024

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:

14/10/2024 13:18



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

14/10/2023 - 13/10/2024: \$513,500

Comparable Properties



316/1 Ascot Vale Rd FLEMINGTON 3031 (REI) Agent Comments

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Price: \$345,000

Method: Private Sale

Date: 06/08/2024

Property Type: Apartment



1101/61 Galada Av PARKVILLE 3052 (VG) Agent Comments

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Price: \$340,000

Method: Sale

Date: 13/07/2024

Property Type: Flat/Unit/Apartment (Res)



3/41 Manningham St PARKVILLE 3052 (REI/VG) Agent Comments

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Price: \$355,000

Method: Private Sale

Date: 26/04/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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