

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 1009/61 Galada Avenue, Parkville VIC 3052

Indicative selling price

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

Single price \$515,000

Median sale price

Median price \$687,500

Property type Unit

Suburb Parkville

Period - From 01/10/2020

to

31/12/2020

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

806/91 Galada Avenue, Parkville VIC 3052 (2 bed 1 bath 1 car space)	\$485,000	10/02/2021
103/88 Cade Way, Parkville VIC 3052 (2 bed 2 bath 1 car space)	\$525,000	18/01/2021
506/51-55 Galada Avenue, Parkville VIC 3052 (2 bed 2 bath 1 car space)	\$510,000	16/11/2020

This Statement of Information was prepared on: 12 April 2021