

## 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

412/67 GALADA AVENUE PARKVILLE VIC 3052

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$445,000

&

\$489,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Parkville

Period-from

01 Mar 2024

to

28 Feb 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

609/67 GALADA AVENUE PARKVILLE VIC 3052	\$440,000	28-Feb-25
910/61 GALADA AVENUE PARKVILLE VIC 3052	\$450,000	12-Feb-25
507/91 GALADA AVENUE PARKVILLE VIC 3052	\$505,000	26-Nov-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: 17 March 2025



**609/67 GALADA AVENUE  
PARKVILLE VIC 3052**

2 1 1

Sold Price <sup>RS</sup> **\$440,000** Sold Date **28-Feb-25**

Distance **0km**



**910/61 GALADA AVENUE  
PARKVILLE VIC 3052**

2 1 1

Sold Price **\$450,000** Sold Date **12-Feb-25**

Distance **0.06km**



**507/91 GALADA AVENUE  
PARKVILLE VIC 3052**

2 2 1

Sold Price **\$505,000** Sold Date **26-Nov-24**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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