

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

204/77 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$503,000

Property type

Unit

Suburb

Parkville

Period-from

01 Oct 2023

to

30 Sep 2024

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

1/421 BRUNSWICK ROAD BRUNSWICK WEST VIC 3055	\$801,000	20-Sep-24
11/495 ROYAL PARADE PARKVILLE VIC 3052	\$905,000	14-Sep-24
601/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051	\$820,000	17-Sep-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: 07 October 2024

**1/421 BRUNSWICK ROAD
BRUNSWICK WEST VIC 3055**

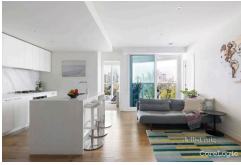
3 2 2

Sold Price

^{RS} **\$801,000**Sold Date **20-Sep-24**Distance **0.91km****11/495 ROYAL PARADE PARKVILLE
VIC 3052**

3 1 1

Sold Price

^{RS} **\$905,000**Sold Date **14-Sep-24**Distance **1.77km****601/188 MACAULAY ROAD NORTH
MELBOURNE VIC 3051**

3 2 1

Sold Price

^{RS} **\$820,000** ^{UN}Sold Date **17-Sep-24**Distance **1.9km****RS** = Recent sale**UN** = Undisclosed Sale

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