

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

803/51 Galada Avenue, Parkville Vic 3052

Indicative selling price

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

Range between \$430,000

&

\$470,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Parkville

Period - From 01/10/2022

to 31/12/2022

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	801/91 Galada Av PARKVILLE 3052	\$488,000	22/12/2022
2	18/171 Flemington Rd NORTH MELBOURNE 3051	\$469,999	02/09/2022
3	4/18-20 Brighton St FLEMINGTON 3031	\$460,000	19/10/2022

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:

27/02/2023 08:50



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Property Type:
 Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
 \$430,000 - \$470,000
Median Unit Price
 December quarter 2022: \$630,000

Comparable Properties

801/91 Galada Av PARKVILLE 3052 (VG)

Agent Comments

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Price: \$488,000
Method: Sale
Date: 22/12/2022
Property Type: Flat/Unit/Apartment (Res)

18/171 Flemington Rd NORTH MELBOURNE 3051 (VG)

Agent Comments

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Price: \$469,999
Method: Sale
Date: 02/09/2022
Property Type: Flat/Unit/Apartment (Res)



4/18-20 Brighton St FLEMINGTON 3031 (REI)

Agent Comments

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Price: \$460,000
Method: Private Sale
Date: 19/10/2022
Property Type: Unit