

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

407/61 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

\$400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Parkville

Period-from

01 Feb 2024

to

31 Jan 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

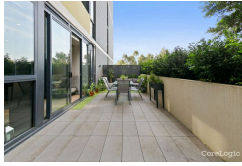
Date of sale

314/61 GALADA AVENUE PARKVILLE VIC 3052	\$448,000	22-Jan-24
406/61 GALADA AVENUE PARKVILLE VIC 3052	\$375,000	05-Jun-24
1111/61 GALADA AVENUE PARKVILLE VIC 3052	\$446,000	09-Jul-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: 13 February 2025



**314/61 GALADA AVENUE
PARKVILLE VIC 3052**

2 1 1

Sold Price **\$448,000** Sold Date **22-Jan-24**

Distance **0km**

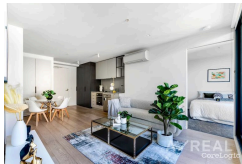


**406/61 GALADA AVENUE
PARKVILLE VIC 3052**

2 1 1

Sold Price **\$375,000** Sold Date **05-Jun-24**

Distance **0km**



**1111/61 GALADA AVENUE
PARKVILLE VIC 3052**

2 1 1

Sold Price **\$446,000** Sold Date **09-Jul-24**

Distance **0km**



**106/67 GALADA AVENUE
PARKVILLE VIC 3052**

2 1 1

Sold Price **\$470,000** Sold Date **01-Feb-24**

Distance **0.04km**



**310/77 GALADA AVENUE
PARKVILLE VIC 3052**

2 1 1

Sold Price **\$416,000** Sold Date **29-Jun-24**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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