## 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

104/33 Race Course Road, North Melbourne Vic 3051

#### Indicative selling price

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

Single price \$475,000

#### Median sale price

Median price	\$576,000	Pro	operty Type Unit		S	Suburb	North Melbourne
Period - From	01/04/2023	to	30/06/2023	Sou	urce F	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

12/09/2023 12:04





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**Property Type:** Apartment Agent Comments

Indicative Selling Price \$475,000 Median Unit Price June quarter 2023: \$576,000

# **Comparable Properties**

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.

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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