

# 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

174 Boundary Road, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$730,000

### Median sale price

Median price \$1,140,433 Property Type House Suburb North Melbourne

Period - From 01/01/2024 to 31/03/2024 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	10/126 Park Dr PARKVILLE 3052	\$677,000	13/04/2024
2			
3			

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: 16/04/2024 13:21

174 Boundary Road, North Melbourne Vic 3051



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 105 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$680,000 - \$730,000  
**Median House Price**  
March quarter 2024: \$1,140,433

## Comparable Properties



10/126 Park Dr PARKVILLE 3052 (REI)

**Agent Comments**



**Price:** \$677,000  
**Method:** Auction Sale  
**Date:** 13/04/2024  
**Property Type:** Unit

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 - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161**



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