

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

202/179 BOUNDARY ROAD NORTH MELBOURNE VIC 3051

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

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

79/171 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$250,000	02-Jun-23
5/106-110 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$240,000	04-Jun-23
2/230 ASCOT VALE ROAD ASCOT VALE VIC 3032	\$235,000	06-Dec-23

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: 30 April 2024



79/171 FLEMINGTON ROAD NORTH Sold Price **\$250,000** Sold Date **02-Jun-23**
MELBOURNE VIC 3051

 1  1  1

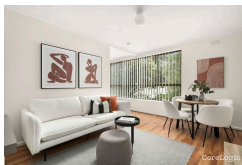
Distance **1.13km**



5/106-110 ASCOT VALE ROAD Sold Price **\$240,000** Sold Date **04-Jun-23**
FLEMINGTON VIC 3031

 1  1  1

Distance **1.65km**



2/230 ASCOT VALE ROAD ASCOT Sold Price **\$235,000** Sold Date **06-Dec-23**
VALE VIC 3032

 1  1  -

Distance **2.04km**

RS = Recent sale

UN = Undisclosed Sale

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