# 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

203/33 Race Course Road, North Melbourne Vic 3051

## Indicative selling price

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

Single price | $350,000

## Median sale price

| Median price | $510,000 | Property Type | Unit | Suburb | North Melbourne |

| Period - From | 15/02/2023 | to | 14/02/2024 | 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 | 14/205 Flemington Rd NORTH MELBOURNE 3051 | $360,000 | 26/01/2024 |
| 2 | 508/62 Mt Alexander Rd TRAVANCORE 3032 | $345,000 | 20/12/2023 |
| 3 | 9/315 Flemington Rd NORTH MELBOURNE 3051 | $332,000 | 26/08/2023 |

**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:     15/02/2024 12:52

**MRE**

|  | 1 |  | 1 |  | 1 | **Indicative Selling Price** |
|---|---|---|---|---|---|---|

**Indicative Selling Price**
$350,000
**Median Unit Price**
15/02/2023 - 14/02/2024: $510,000

**Property Type:** Apartment
Agent Comments

# Comparable Properties



**14/205 Flemington Rd NORTH MELBOURNE 3051 (REI)**

| 1 | 1 | - |
|---|---|---|

**Price:** $360,000
**Method:** Private Sale
**Date:** 26/01/2024
**Property Type:** Apartment

Agent Comments



**508/62 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)**

| 1 | 1 | 1 |
|---|---|---|

**Price:** $345,000
**Method:** Private Sale
**Date:** 20/12/2023
**Property Type:** Apartment

Agent Comments



**9/315 Flemington Rd NORTH MELBOURNE 3051 (REI/VG)**

| 1 | 1 | 1 |
|---|---|---|

**Price:** $332,000
**Method:** Private Sale
**Date:** 26/08/2023
**Property Type:** Apartment

Agent Comments

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

**REIV** THE DIFFERENCE   **propertydata**.com.au