

# 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 401/33 Racecourse 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 \$430,000 & \$450,000

### Median sale price

Median price \$567,400 Property Type Unit Suburb North Melbourne

Period - From 01/07/2023 to 30/09/2023 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	202/108 Altona St KENSINGTON 3031	\$470,000	25/10/2023
2	913/18 Mt Alexander Rd TRAVANCORE 3032	\$451,000	10/10/2023
3	805/39 Racecourse Rd NORTH MELBOURNE 3051	\$430,000	12/08/2023

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: 10/11/2023 11:58



**Property Type:** Unit/Apartment

Agent Comments

Modern single level apartment

## Comparable Properties



**202/108 Altona St KENSINGTON 3031 (REI)**

Agent Comments



Superior location

**Price:** \$470,000

**Method:** Sold Before Auction

**Date:** 25/10/2023

**Property Type:** Apartment



**913/18 Mt Alexander Rd TRAVANCORE 3032 (REI)**

Agent Comments



Superior floor area, inferior location

**Price:** \$451,000

**Method:** Private Sale

**Date:** 10/10/2023

**Property Type:** Apartment

**Land Size:** 80.90 sqm approx

**805/39 Racecourse Rd NORTH MELBOURNE 3051 (VG)**

Agent Comments



Similar floorplan, inferior outlook.

**Price:** \$430,000

**Method:** Sale

**Date:** 12/08/2023

**Property Type:** Flat/Unit/Apartment (Res)