

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

415/187 Boundary Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$585,000 Property Type Unit 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	221/66 Mt Alexander Rd TRAVANCORE 3032	\$530,000	12/04/2024
2	2/19 Barnett St KENSINGTON 3031	\$520,000	27/03/2024
3	312/61 Galada Av PARKVILLE 3052	\$486,000	08/04/2024

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:

22/04/2024 10:39

415/187 Boundary Road, North Melbourne Vic 3051



 2  1  2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
March quarter 2024: \$585,000

Comparable Properties



221/66 Mt Alexander Rd TRAVANCORE 3032 (REI) **Agent Comments**

 2  2  1

Price: \$530,000
Method: Private Sale
Date: 12/04/2024
Property Type: Apartment



2/19 Barnett St KENSINGTON 3031 (REI) **Agent Comments**

 2  1  1

Price: \$520,000
Method: Auction Sale
Date: 27/03/2024
Property Type: Apartment



312/61 Galada Av PARKVILLE 3052 (REI) **Agent Comments**

 2  2  1

Price: \$486,000
Method: Private Sale
Date: 08/04/2024
Property Type: Apartment

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



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