

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 504/33 Racecourse Road, North Melbourne Vic 3051

Indicative selling price

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

Single price \$410,000

Median sale price

Median price \$553,000 Property Type Unit Suburb North Melbourne

Period - From 20/02/2023 to 19/02/2024 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	915/18 Mt Alexander Rd TRAVANCORE 3032	\$430,000	30/11/2023
2	1321/18 Mt Alexander Rd TRAVANCORE 3032	\$410,000	08/02/2024
3	501/187 Boundary Rd NORTH MELBOURNE 3051	\$405,000	04/01/2024

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: 20/02/2024 11:43



Rooms: 4

Property Type: Unit/Apartment

Agent Comments

Modern single level apartment.

Comparable Properties



915/18 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)



Price: \$430,000

Method: Private Sale

Date: 30/11/2023

Property Type: Apartment

Agent Comments

Superior living area. Inferior location.



1321/18 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)



Price: \$410,000

Method: Private Sale

Date: 08/02/2024

Property Type: Apartment

Agent Comments

Superior living area. Inferior location.

501/187 Boundary Rd NORTH MELBOURNE 3051 (VG)



Price: \$405,000

Method: Sale

Date: 04/01/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Superior living area. Inferior location.