

## 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

507/187 BOUNDARY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$335,000

&

\$345,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$513,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jun 2023

to

31 May 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

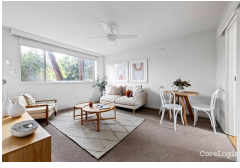
3/41 MANNINGHAM STREET PARKVILLE VIC 3052	\$355,000	26-Apr-24
602/179 BOUNDARY ROAD NORTH MELBOURNE VIC 3051	\$365,000	12-Feb-23

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: 27 June 2024

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**3/41 MANNINGHAM STREET  
PARKVILLE VIC 3052**

1 1 1

Sold Price

<sup>RS</sup>

**\$355,000**

Sold Date

**26-Apr-24**

Distance

**0.23km**



**602/179 BOUNDARY ROAD NORTH  
MELBOURNE VIC 3051**

2 1 1

Sold Price

**\$365,000**

Sold Date

**12-Feb-23**

Distance

**0.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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