

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

701/39 Racecourse Road, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$359,000

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	504/33 Racecourse Rd NORTH MELBOURNE 3051	\$400,000	03/05/2024
2	2403/18 Mt Alexander Rd TRAVANCORE 3032	\$395,000	20/05/2024
3	729/38 Mt Alexander Rd TRAVANCORE 3032	\$383,000	01/04/2024

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:

30/05/2024 12:01

701/39 Racecourse Road, North Melbourne Vic 3051



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$359,000

Median Unit Price

March quarter 2024: \$585,000

Comparable Properties



**504/33 Racecourse Rd NORTH MELBOURNE
3051 (REI)**

Agent Comments

 2  1  1

Price: \$400,000

Method: Private Sale

Date: 03/05/2024

Property Type: Apartment



**2403/18 Mt Alexander Rd TRAVANCORE 3032
(REI)**

Agent Comments

 2  1  1

Price: \$395,000

Method: Private Sale

Date: 20/05/2024

Property Type: Apartment



**729/38 Mt Alexander Rd TRAVANCORE 3032
(REI)**

Agent Comments

 2  1  1

Price: \$383,000

Method: Private Sale

Date: 01/04/2024

Property Type: Apartment

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



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