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	804/179 BOUNDARY ROAD NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$385,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$568,000	Property type	Unit	Suburb	North Melbourne
Period-from	01 Jan 2022	to	31 Dec 2022	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
465/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032	$380,000	03-Jan-23
625/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032	$380,000	11-Oct-22
607/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032	$385,000	21-Sep-22

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: 24 January 2023

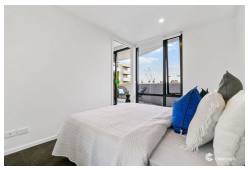


465/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032

2 1 1

Sold Price RS $380,000 Sold Date 03-Jan-23

Distance 0.5km

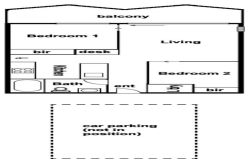


625/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032

2 1 1

Sold Price $380,000 Sold Date 11-Oct-22

Distance 0.5km



607/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032

2 1 1

Sold Price $385,000 Sold Date 21-Sep-22

Distance 0.5km

RS = Recent sale UN = Undisclosed Sale

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