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	411/179 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	$380,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$535,000	Property type	Unit	Suburb	North Melbourne
Period-from	01 May 2021	to	30 Apr 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
418/187 BOUNDARY ROAD NORTH MELBOURNE VIC 3051	$430,000	16-Apr-22
603/179 BOUNDARY ROAD NORTH MELBOURNE VIC 3051	$370,000	06-Apr-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: 17 May 2022

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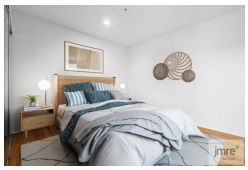


418/187 BOUNDARY ROAD NORTH MELBOURNE VIC 3051

2 1 2

Sold Price RS **$430,000** Sold Date **16-Apr-22**

Distance **0.04km**



603/179 BOUNDARY ROAD NORTH MELBOURNE VIC 3051

2 1 1

Sold Price **$370,000** Sold Date **06-Apr-22**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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