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	204/179 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~~		or range between	$220,000	&	$240,000

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
18/22-28 CANTERBURY STREET FLEMINGTON VIC 3031	$236,500	24-May-24
2/230 ASCOT VALE ROAD ASCOT VALE VIC 3032	$235,000	06-Dec-23
5705/570 LYGON STREET CARLTON VIC 3053	$233,500	10-Jul-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: 14 June 2024

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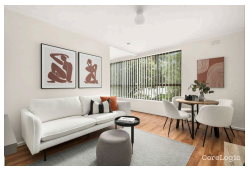
18/22-28 CANTERBURY STREET FLEMINGTON VIC 3031

1 1 1

Sold Price RS **$236,500** Sold Date **24-May-24**

Distance **1.46km**

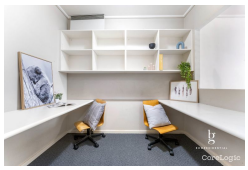


2/230 ASCOT VALE ROAD ASCOT VALE VIC 3032

1 1 -

Sold Price **$235,000** Sold Date **06-Dec-23**

Distance **2.04km**



5705/570 LYGON STREET CARLTON VIC 3053

1 1 -

Sold Price **$233,500** Sold Date **10-Jul-23**

Distance **2.62km**

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

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