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	411/187 Boundary Road, North Melbourne Vic 3051

Indicative selling price

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

Range between $270,000 & $290,000

Median sale price

Median price $580,000 Property Type Unit Suburb North Melbourne

Period - From 01/10/2022 to 30/09/2023 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	509/185 Boundary Rd NORTH MELBOURNE 3051	$290,000	18/05/2023
2	509/33 Racecourse Rd NORTH MELBOURNE 3051	$285,000	14/07/2023
3	103/255 Racecourse Rd KENSINGTON 3031	$270,000	15/06/2023

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: 31/10/2023 16:12

411/187 Boundary Road, North Melbourne Vic 3051



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Property Type:
Agent Comments

Indicative Selling Price
$270,000 - $290,000
Median Unit Price
Year ending September 2023: $580,000

Comparable Properties



509/185 Boundary Rd NORTH MELBOURNE 3051 (REI)

1 1 1

Price: $290,000
Method: Private Sale
Date: 18/05/2023
Property Type: Apartment

Agent Comments



509/33 Racecourse Rd NORTH MELBOURNE 3051 (REI)

1 1 1

Price: $285,000
Method: Private Sale
Date: 14/07/2023
Property Type: Apartment

Agent Comments



103/255 Racecourse Rd KENSINGTON 3031 (REI/VG)

1 1 -

Price: $270,000
Method: Private Sale
Date: 15/06/2023
Property Type: Apartment

Agent Comments

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

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