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	504/33 Racecourse Road, North Melbourne Vic 3051

Indicative selling price

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

Single price $400,000

Median sale price

Median price $610,000 Property Type Unit Suburb North Melbourne

Period - From 01/10/2023 to 31/12/2023 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	2302/18 Mt Alexander Rd TRAVANCORE 3032	$430,000	30/12/2023
2	1321/18 Mt Alexander Rd TRAVANCORE 3032	$410,000	08/02/2024
3	501/187 Boundary Rd NORTH MELBOURNE 3051	$405,000	04/01/2024

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: 28/03/2024 14:52

504/33 Racecourse Road, North Melbourne Vic 3051

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2 1 1

Property Type: Unit/Apartment

Agent Comments

Indicative Selling Price
$400,000
Median Unit Price
December quarter 2023: $610,000

Modern, single level apartment with balcony.

Comparable Properties



2302/18 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)

2 1 1

Price: $430,000
Method: Private Sale
Date: 30/12/2023
Property Type: Apartment

Agent Comments

Superior condition, superior floor area. Inferior location.



1321/18 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)

2 1 1

Price: $410,000
Method: Private Sale
Date: 08/02/2024
Property Type: Apartment

Agent Comments

Superior condition, superior floor area. Inferior location.

501/187 Boundary Rd NORTH MELBOURNE 3051 (VG)

2 - -

Price: $405,000
Method: Sale
Date: 04/01/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Superior location.

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