

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 312/187 Boundary Road, North Melbourne Vic 3051

Indicative selling price

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

Single price \$319,000

Median sale price

Median price	\$500,000	Hou	se	Unit	х	Suburb	North Melbourne
Period - From	01/01/2019	to	31/03/2019		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.

Ade	dress of comparable property	Price	Date of sale
1	201/255 Racecourse Rd KENSINGTON 3031	\$344,000	23/04/2019
2	412/187 Boundary Rd NORTH MELBOURNE 3051	\$325,000	26/03/2019
3	13/67-69 Delhi Ct TRAVANCORE 3032	\$314,000	25/05/2019

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.

Account - Edward Thomas | P: 03 9376 3322

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$319,000 Median Unit Price March quarter 2019: \$500,000

Spacious City Fringe Living Perfectly poised on the city's edge, this single bedroom apartment is a stroll to Flemington Bridge station and moments to Victoria Market, Racecourse Road cafes, the CBD, hospitals and universities.

Comparable Properties



(REI) |===| 1 = === 1 = === 1

201/255 Racecourse Rd KENSINGTON 3031

Price: \$344,000 Method: Private Sale Date: 23/04/2019 Rooms: 2 Property Type: Apartment

412/187 Boundary Rd NORTH MELBOURNE Agent Comments 3051 (REI)



Price: \$325,000 Method: Private Sale Date: 26/03/2019 Rooms: 2 Property Type: Apartment



13/67-69 Delhi Ct TRAVANCORE 3032 (REI) Agent C

Agent Comments

Agent Comments



Price: \$314,000 Method: Auction Sale Date: 25/05/2019 Rooms: -Property Type: Apartment

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