Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Date of sale

Generated: 29/05/2018 09:25

Property offered for sale

Address Including suburb and postcode 806/179 Boundary Road, North Melbourne Vic 3051

Indicative selling price

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

Single price \$585,000

Median sale price

Median price	\$545,000	Hou	se	Unit	Х	Suburb	North Melbourne
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

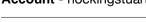
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

,	areas or comparable property		Date of care
1	308/97 Flemington Rd NORTH MELBOURNE 3051	\$557,500	08/03/2018
2	133/68 Mt Alexander Rd TRAVANCORE 3032	\$530,000	15/01/2018
3	124/68 Mount Alexander Rd TRAVANCORE 3032	\$525,500	25/05/2018

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.









Property Type: Unit Land Size: 82 sqm approx Agent Comments

Indicative Selling Price \$585,000 **Median Unit Price** Year ending March 2018: \$545,000

Comparable Properties



308/97 Flemington Rd NORTH MELBOURNE 3051 (REI)

Price: \$557,500 Method: Private Sale Date: 08/03/2018

Rooms: 4

-2

Property Type: Apartment

Agent Comments

Agent Comments



133/68 Mt Alexander Rd TRAVANCORE 3032

(REI/VG)

1 2



Price: \$530.000 Method: Private Sale Date: 15/01/2018 Rooms: 4

Property Type: Unit

Agent Comments



124/68 Mount Alexander Rd TRAVANCORE

3032 (REI)

— 2



Price: \$525,500 Method: Private Sale Date: 25/05/2018 Rooms: 4

Property Type: Apartment

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