

## 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

806/179 Boundary Road, North Melbourne Vic 3051

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$585,000

#### Median sale price

Median price

\$545,000

House

Unit

X

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	Price	Date of sale
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.

806/179 Boundary Road, North Melbourne Vic 3051



 2  2  2

**Rooms:**  
**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)** **Agent Comments**

 2  2  1

**Price:** \$557,500  
**Method:** Private Sale  
**Date:** 08/03/2018  
**Rooms:** 4  
**Property Type:** Apartment



**133/68 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)** **Agent Comments**

 2  2  1

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 15/01/2018  
**Rooms:** 4  
**Property Type:** Unit



**124/68 Mount Alexander Rd TRAVANCORE 3032 (REI)** **Agent Comments**

 2  2  1

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