

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

104/33 Racecourse Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$430,000 & \$450,000

Median sale price

Median price \$567,400 Property Type Unit Suburb North Melbourne

Period - From 01/07/2023 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		
2		
3		

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.~~

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104/33 Racecourse Road, North Melbourne Vic 3051



Jake Hu
0488 028 978
jake@melbournerealestate.com.au



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$430,000 - \$450,000
Median Unit Price
September quarter 2023: \$567,400

Comparable Properties

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 - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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