

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

APT 202/33-39 Racecourse Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$325,000 & \$355,000

Median sale price

Median price \$465,000 Property Type Unit Suburb North Melbourne

Period - From 01/01/2022 to 31/03/2022 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	10/841 Park St BRUNSWICK 3056	\$350,000	10/12/2021
2	309/1 Ascot Vale Rd FLEMINGTON 3031	\$340,000	11/03/2022
3	205/84 Altona St KENSINGTON 3031	\$325,000	09/05/2022

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:

25/05/2022 12:41

**Property Type:**

Divorce/Estate/Family Transfers

Land Size: 1432 sqm approx

Agent Comments

Indicative Selling Price

\$325,000 - \$355,000

Median Unit Price

March quarter 2022: \$465,000

Comparable Properties

10/841 Park St BRUNSWICK 3056 (VG)

Agent Comments

**Price:** \$350,000**Method:** Sale**Date:** 10/12/2021**Property Type:** Subdivided Unit/Villa/Townhouse
- Single OYO Unit**309/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)**

Agent Comments

**Price:** \$340,000**Method:** Private Sale**Date:** 11/03/2022**Property Type:** Apartment**205/84 Altona St KENSINGTON 3031 (REI)**

Agent Comments

**Price:** \$325,000**Method:** Private Sale**Date:** 09/05/2022**Property Type:** Apartment