

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 205/33-39 Racecourse Road, North Melbourne Vic 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$* 480,000 & \$ 520,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 439,500 *House *Unit ☒ Suburb North Melbourne

Period - From 19/4/2018 to 19/10/2018 Source Property Data

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 18/7 Currant St, Nth Melbourne Vic 3051(2BR)	\$ 500,000	13.10.2018
2 8/147 Curzon St, Nth Melbourne Vic 3051(2BR)	\$ 488,000	6.10.2018
3 103/80 Cade Way, Parkville Vic 3052(2BR)	\$ 495,000	8.9.2018

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.

SEDDON

94 Charles Street
9689 9000

FOOTSCRAY

273 Barkly Street
9687 1344

DEER PARK

93 Station Road
9363 6333