

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 509/33 Racecourse Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$300,000 & \$325,000

Median sale price

Median price \$607,500 Property Type Unit Suburb North Melbourne

Period - From 01/01/2022 to 31/12/2022 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	401/255 Racecourse Rd KENSINGTON 3031	\$320,000	18/02/2023
2	25/159 Union St BRUNSWICK WEST 3055	\$320,000	23/01/2023
3	101/67 Galada Av PARKVILLE 3052	\$305,000	16/12/2022

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: 21/03/2023 10:31



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Property Type: Apartment

Agent Comments

Comparable Properties



401/255 Racecourse Rd KENSINGTON 3031 (REI)

Agent Comments

1 1 1

Price: \$320,000

Method: Private Sale

Date: 18/02/2023

Property Type: Unit



25/159 Union St BRUNSWICK WEST 3055 (REI)

Agent Comments

1 1 1

Price: \$320,000

Method: Private Sale

Date: 23/01/2023

Property Type: Apartment



101/67 Galada Av PARKVILLE 3052 (REI/VG)

Agent Comments

1 1 1

Price: \$305,000

Method: Private Sale

Date: 16/12/2022

Property Type: Apartment