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

605/39 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		\$430,000	&	\$460,000		
Median sale price	nliachle)								
(*Delete house or unit as applicable)									
Median Price	\$1,200,000	Prop	erty type	House		Suburb	North Melbourne		
Period-from	01 Jun 2023	to	31 May 2	2024 Source		Corelogic			

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 6 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	
1813/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$475,000	20-Mar-24	
311/86 MACAULAY ROAD NORTH MELBOURNE VIC 3051	\$500,000	14-May-24	
210/64 MACAULAY ROAD NORTH MELBOURNE VIC 3051	\$480,000	01-Mar-24	

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 6 months.

This Statement of Information was prepared on: 17 June 2024



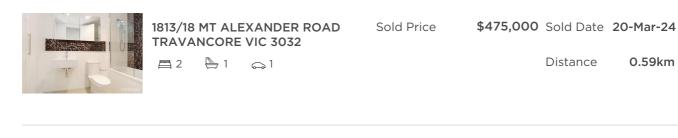
consumer.vic.gov.au

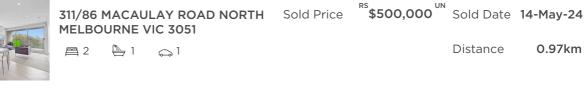


Distance

0.59km

E rene.wrzos@areal.com.au







	210/64 MACAULAY ROAD NORTH MELBOURNE VIC 3051			Sold Price	\$480,000	Sold Date	01-Mar-24
1	昌 2	1	⇔ 1			Distance	1km

RS = Recent sale UN = Undisclosed Sale

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