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



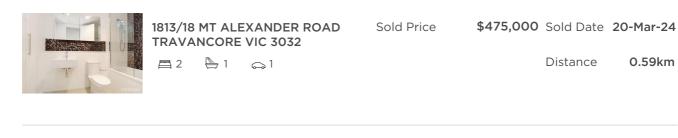
consumer.vic.gov.au

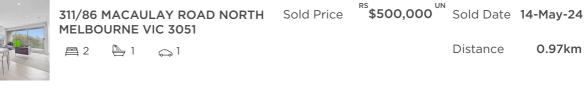


Distance

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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