

## 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

401/39 RACECOURSE ROAD NORTH MELBOURNE VIC 3051

### Indicative selling price

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

Single Price

\$360,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

701/39 RACECOURSE ROAD NORTH MELBOURNE VIC 3051	\$330,000	08-Jul-24
2403/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$395,000	07-May-24
1102/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$385,000	04-Jun-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: 11 September 2024

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**701/39 RACECOURSE ROAD  
NORTH MELBOURNE VIC 3051**

 2  1  1

Sold Price **\$330,000** Sold Date **08-Jul-24**

Distance **0km**



**2403/18 MT ALEXANDER ROAD  
TRAVANCORE VIC 3032**

 2  1  1

Sold Price **\$395,000** Sold Date **07-May-24**

Distance **0.55km**



**1102/18 MT ALEXANDER ROAD  
TRAVANCORE VIC 3032**

 2  1  1

Sold Price **\$385,000** Sold Date **04-Jun-24**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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