Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

307/33 Racecourse Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$495,000 &	\$530,000
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Median sale price

Median price	\$578,500	Pro	perty Type Un	it		Suburb	North Melbourne
Period - From	01/01/2023	to	31/03/2023	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	20/76 Haines St NORTH MELBOURNE 3051	\$510,000	30/03/2023
2	307/139 Chetwynd St NORTH MELBOURNE 3051	\$500,000	19/05/2023
3	305/33 Racecourse Rd NORTH MELBOURNE 3051	\$485,000	30/05/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/06/2023 14:37









Property Type: Apartment/Unit **Agent Comments**

Indicative Selling Price \$495,000 - \$530,000 **Median Unit Price** March quarter 2023: \$578,500

Comparable Properties

20/76 Haines St NORTH MELBOURNE 3051

(REI/VG) **-**2



Price: \$510,000 Method: Private Sale Date: 30/03/2023 Property Type: Unit

Agent Comments



307/139 Chetwynd St NORTH MELBOURNE

3051 (REI)





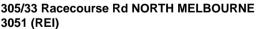
Price: \$500,000

Method: Sold Before Auction

Date: 19/05/2023

Property Type: Apartment

Agent Comments



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Agent Comments

Price: \$485.000

Method: Sold Before Auction

Date: 30/05/2023 Property Type: Unit

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