

# 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

307/33 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)

Range between \$495,000 & \$530,000

### Median sale price

Median price \$578,500 Property Type Unit Suburb North Melbourne

Period - From 01/01/2023 to 31/03/2023 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	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 comparable properties 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



2 2 1

**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)**

**Agent Comments**

2 1 1

**Price:** \$510,000

**Method:** Private Sale

**Date:** 30/03/2023

**Property Type:** Unit



**307/139 Chetwynd St NORTH MELBOURNE 3051 (REI)**

**Agent Comments**

2 1 1

**Price:** \$500,000

**Method:** Sold Before Auction

**Date:** 19/05/2023

**Property Type:** Apartment



**305/33 Racecourse Rd NORTH MELBOURNE 3051 (REI)**

**Agent Comments**

2 1 1

**Price:** \$485,000

**Method:** Sold Before Auction

**Date:** 30/05/2023

**Property Type:** Unit

**Account** - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951