

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

307/39 RACECOURSE ROAD NORTH MELBOURNE VIC 3051	\$500,000	19-Jul-23
805/39 RACECOURSE ROAD NORTH MELBOURNE VIC 3051	\$430,000	12-Aug-23
33-39 RACECOURSE ROAD NORTH MELBOURNE VIC 3051	\$485,000	19-Jul-23

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: 01 November 2023

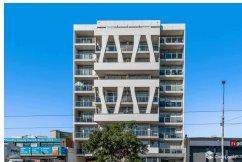


**307/39 RACECOURSE ROAD  
NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price **\$500,000** Sold Date **19-Jul-23**

Distance **0km**



**805/39 RACECOURSE ROAD  
NORTH MELBOURNE VIC 3051**

2 1 1

Sold Price **\$430,000** Sold Date **12-Aug-23**

Distance **0km**



**33/39 RACECOURSE ROAD NORTH  
MELBOURNE VIC 3051**

2 2 1

Sold Price <sup>RS</sup> **\$485,000** Sold Date **19-Jul-23**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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