

509/185 Boundary Road, North Melbourne Vic 3051



1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$299,000
Median House Price
 March quarter 2023: \$578,500

Comparable Properties



503/1 Ascot Vale Road, Flemington 3031 (VG)

1 Bed 1 Bath 1 Car
Price: \$305,000
Method: Sale
Date: 21/03/2023
Property Type: Flat/Unit/Apartment (Res)
Agent Comments: Comparable accommodation, modern building with small balcony.



108/255 Race Course Road, Kensington 3031 (REI)

1 Bed 1 Bath 1 Car
Price: \$295,000
Method: Private Sale
Date: 04/04/2023
Property Type: Apartment
Agent Comments: Modern apartment with superior size balcony



305/61 Galada Avenue, Parkville 3052 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$285,000
Method: Private Sale
Date: 14/01/2023
Property Type: Apartment
Agent Comments: Comparable accommodation, modern building with small balcony.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

509/185 Boundary Road, North Melbourne Vic 3051

Indicative selling price

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

Single Price

\$299,000

Median sale price

Median price

\$578,500

Unit

x

Suburb

North Melbourne

Period - From

01/01/2023

to

31/03/2023

Source

REIV

Comparable property sales

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 |
|--|-----------|--------------|
| 503/1 Ascot Vale Road, FLEMINGTON 3031 | \$305,000 | 21/03/2023 |
| 108/255 Racecourse Road, KENSINGTON 3031 | \$295,000 | 04/04/2023 |
| 305/61 Galada Avenue, PARKVILLE 3052 | \$285,000 | 14/01/2023 |

This Statement of Information was prepared on:

15/05/2023