

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

708/39 RACECOURSE ROAD NORTH MELBOURNE VIC 3051

Indicative selling price

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

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|---|-----------|-----------|
| 208/88 MT ALEXANDER ROAD TRAVANCORE VIC 3032 | \$545,000 | 18-Nov-24 |
| 511/111 CANNING STREET NORTH MELBOURNE VIC 3051 | \$550,000 | 01-Nov-24 |
| 502/97-103 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051 | \$540,000 | 19-Dec-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: 25 February 2025



**208/88 MT ALEXANDER ROAD
TRARALGON VIC 3032**

2 2 1

Sold Price **\$545,000** Sold Date **18-Nov-24**

Distance **0.7km**



**511/111 CANNING STREET NORTH
MELBOURNE VIC 3051**

2 2 1

Sold Price ^{RS} **\$550,000** Sold Date **01-Nov-24**

Distance **0.72km**



**502/97-103 FLEMINGTON ROAD
NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price **\$540,000** Sold Date **19-Dec-24**

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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