

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 203/33 Race Course Road, North Melbourne Vic 3051

Indicative selling price

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

Single price \$330,000

Median sale price

Median price \$512,000 Property Type Unit Suburb North Melbourne

Period - From 26/04/2023 to 25/04/2024 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	3/51 Brougham St NORTH MELBOURNE 3051	\$342,000	24/02/2024
2	10/2 Lennon St PARKVILLE 3052	\$320,000	09/03/2024
3	210/33 Racecourse Rd NORTH MELBOURNE 3051	\$300,000	01/01/2024

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: 26/04/2024 09:15



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$330,000

Median Unit Price

26/04/2023 - 25/04/2024: \$512,000

Comparable Properties



3/51 Brougham St NORTH MELBOURNE 3051 (REI)

Agent Comments

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Price: \$342,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Unit



10/2 Lennon St PARKVILLE 3052 (REI/VG)

Agent Comments

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Price: \$320,000

Method: Private Sale

Date: 09/03/2024

Property Type: Apartment



210/33 Racecourse Rd NORTH MELBOURNE 3051 (REI)

Agent Comments

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 1

Price: \$300,000

Method: Private Sale

Date: 01/01/2024

Property Type: Apartment

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



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