Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	203/33 Race Course Road, North Melbourne Vic 3051
Including suburb and	
postcode	

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 U	nit	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

	aress of comparable property	1 1100	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



Date of sale







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)

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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)

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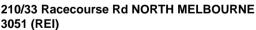
Price: \$320,000 **Method:** Private Sale **Date:** 09/03/2024

Property Type: Apartment

Agent Comments

Agent Comments

Agent Comments









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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