

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

502/179 Boundary Road, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$435,000

Median sale price

Median price

\$576,500

Property Type

Unit

Suburb

North Melbourne

Period - From

01/10/2019

to

31/12/2019

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	11/42 Shiel St NORTH MELBOURNE 3051	\$475,000	16/11/2019
2	211/255 Racecourse Rd KENSINGTON 3031	\$470,000	21/09/2019
3	14/117 Manningham St PARKVILLE 3052	\$441,000	15/02/2020

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:

24/02/2020 15:23



Property Type:
Agent Comments

Indicative Selling Price

\$435,000

Median Unit Price

December quarter 2019: \$576,500

Comparable Properties



11/42 Shiel St NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$475,000

Method: Auction Sale

Date: 16/11/2019

Property Type: Apartment



211/255 Racecourse Rd KENSINGTON 3031 (REI) Agent Comments



Price: \$470,000

Method: Private Sale

Date: 21/09/2019

Property Type: Apartment



14/117 Manningham St PARKVILLE 3052 (REI) Agent Comments



Price: \$441,000

Method: Auction Sale

Date: 15/02/2020

Property Type: Apartment