

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

308/39 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

\$435,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 May 2023

to

30 Apr 2024

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

215/66 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$465,000	30-Jan-24
414/62 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$436,000	18-Dec-23
313/62 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$445,000	16-Jan-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: 17 May 2024



**215/66 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

 2  2  1

Sold Price **\$465,000** Sold Date **30-Jan-24**

Distance **0.58km**



**414/62 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

 2  2  1

Sold Price **\$436,000** Sold Date **18-Dec-23**

Distance **0.58km**



**313/62 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

 2  2  1

Sold Price **\$445,000** Sold Date **16-Jan-24**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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