

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

605/39 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

North Melbourne

Period-from

01 Jun 2023

to

31 May 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

1813/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$475,000	20-Mar-24
311/86 MACAULAY ROAD NORTH MELBOURNE VIC 3051	\$500,000	14-May-24
210/64 MACAULAY ROAD NORTH MELBOURNE VIC 3051	\$480,000	01-Mar-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 June 2024



**1813/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

2 1 1

Sold Price

\$475,000

Sold Date **20-Mar-24**

Distance **0.59km**



**311/86 MACAULAY ROAD NORTH
MELBOURNE VIC 3051**

2 1 1

Sold Price

^{RS} **\$500,000** ^{UN}

Sold Date **14-May-24**

Distance **0.97km**



**210/64 MACAULAY ROAD NORTH
MELBOURNE VIC 3051**

2 1 1

Sold Price

\$480,000

Sold Date **01-Mar-24**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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