

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 312/187 Boundary Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$624,000 House Unit X Suburb North Melbourne

Period - From 01/10/2018 to 31/12/2018 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	24/97 Oshanassy St NORTH MELBOURNE 3051	\$345,000	21/03/2019
2	412/187 Boundary Rd NORTH MELBOURNE 3051	\$325,000	26/03/2019
3	9/107 Princes St FLEMINGTON 3031	\$303,000	16/01/2019

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.



 1
  1
  2

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$300,000 - \$330,000
Median Unit Price
 December quarter 2018: \$624,000

Spacious City Fringe Living Perfectly poised on the city's edge, this single bedroom apartment is a stroll to Flemington Bridge station and moments to Victoria Market, Racecourse Road cafes, the CBD, hospitals and universities.

Comparable Properties



24/97 Oshanassy St NORTH MELBOURNE
3051 (REI)

Agent Comments

 1
  1
  -

Price: \$345,000
Method: Sold Before Auction
Date: 21/03/2019
Rooms: -
Property Type: Apartment



412/187 Boundary Rd NORTH MELBOURNE
3051 (REI)

Agent Comments

 1
  1
  2

Price: \$325,000
Method: Private Sale
Date: 26/03/2019
Rooms: 2
Property Type: Apartment



9/107 Princes St FLEMINGTON 3031 (REI)

Agent Comments

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  1
  -

Price: \$303,000
Method: Private Sale
Date: 16/01/2019
Rooms: -
Property Type: Apartment