

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

501/187 BOUNDARY 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

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Dec 2022

to

30 Nov 2023

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

708/179 BOUNDARY ROAD NORTH MELBOURNE VIC 3051	\$375,000	10-Jul-23
804/179 BOUNDARY ROAD NORTH MELBOURNE VIC 3051	\$350,500	27-Jun-23
808/179 BOUNDARY ROAD NORTH MELBOURNE VIC 3051	\$335,000	28-Jun-23

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: 08 December 2023



708/179 BOUNDARY ROAD NORTH Sold Price
MELBOURNE VIC 3051

 2  1  1

\$375,000 Sold Date **10-Jul-23**

Distance **0.04km**

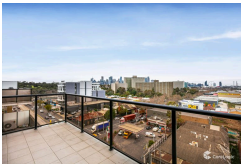


804/179 BOUNDARY ROAD NORTH Sold Price
MELBOURNE VIC 3051

 2  1  1

\$350,500 Sold Date **27-Jun-23**

Distance **0.04km**



808/179 BOUNDARY ROAD NORTH Sold Price
MELBOURNE VIC 3051

 2  1  2

\$335,000 Sold Date **28-Jun-23**

Distance **0.04km**



602/179 BOUNDARY ROAD NORTH Sold Price
MELBOURNE VIC 3051

 2  1  1

\$365,000 Sold Date **12-Feb-23**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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