

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

318/187 Boundary Road, North Melbourne VIC 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$430,500

\*House

\*Unit

X

Suburb  
or locality

North Melbourne

Period - From

January 2019

to

July 2019

Source

REA

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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
1 401/33 Wreckyn Street, North Melbourne	\$425,000	04 July 2019
2 517/187 Boundary Road, North Melbourne	\$482,000	06 June 2018
3 205/39 Racecourse Road, North Melbourne	\$500,000	15 Feb 2019

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.