

# 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 607/33 Racecourse 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)

Range between \$470,000 & \$500,000

### Median sale price

Median price \$520,000 Property Type Unit Suburb North Melbourne

Period - From 15/01/2024 to 14/01/2025 Source Property Data

### 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	607/91 Galada Av PARKVILLE 3052	\$510,000	14/10/2024
2	206/80 Ormond St KENSINGTON 3031	\$478,000	30/09/2024
3	1/80 Ormond St KENSINGTON 3031	\$465,000	16/08/2024

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.~~

This Statement of Information was prepared on: 15/01/2025 15:54



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$470,000 - \$500,000  
**Median Unit Price**  
15/01/2024 - 14/01/2025: \$520,000

## Comparable Properties



**607/91 Galada Av PARKVILLE 3052 (REI/VG)**

Agent Comments



**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 14/10/2024  
**Property Type:** Apartment



**206/80 Ormond St KENSINGTON 3031 (REI/VG)**

Agent Comments



**Price:** \$478,000  
**Method:** Private Sale  
**Date:** 30/09/2024  
**Property Type:** Apartment



**1/80 Ormond St KENSINGTON 3031 (REI/VG)**

Agent Comments



**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 16/08/2024  
**Property Type:** Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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