

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 407/179 Boundary Road, North Melbourne, VIC 3051

Indicative selling price

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

Price Range

\$360,000

&

\$385,000

Median sale price

Median price

\$491,000

Property Type

House

Suburb

North Melbourne (3051)

Period - From

25/01/2019

to

24/01/2020

Source

PDOL

Comparable property sales

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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
308/80 ORMOND STREET, KENSINGTON VIC 3031	\$410,000	08/12/2019
4/83 MANNINGHAM STREET, PARKVILLE VIC 3052	\$395,000	13/08/2019
4/44 ASCOT VALE ROAD, FLEMINGTON VIC 3031	\$385,000	01/08/2019

This Statement of Information was prepared on: 28/04/2020