

# 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 516/187 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)

Price Range

\$395,000

&

\$425,000

### Median sale price

Median price

\$545,000

Property Type

House

Suburb

North Melbourne (3051)

Period - From

09/06/2017

to

08/06/2018

Source

[www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

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
313/187 BOUNDARY ROAD, NORTH MELBOURNE VIC 3051	\$402,500	15/05/2020
124/200 SMITHFIELD ROAD, FLEMINGTON VIC 3031	\$423,500	23/04/2020
315/80 ORMOND STREET, KENSINGTON VIC 3031	\$416,000	02/03/2020

This Statement of Information was prepared on: 19/10/2020