## 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

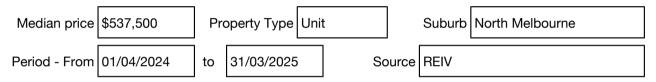
306/64 Macaulay Road, North Melbourne Vic 3051

## Indicative selling price

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		price see	consumer.vic.gov.au	/ under guoting

Single price \$480,000

### Median sale price



## 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.

Add	dress of comparable property	Price	Date of sale
1	2/3 Hardwicke St NORTH MELBOURNE 3051	\$485,000	22/03/2025
2	318/86 Macaulay Rd NORTH MELBOURNE 3051	\$490,000	21/01/2025
3	312/86 Macaulay Rd NORTH MELBOURNE 3051	\$460,000	14/01/2025

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:

26/05/2025 17:10





Jerome Feery



Property Type: Unit Agent Comments 2 bedrooms, 1 bathroom unit.

(03) 8378 0514 0438 733 803 jeromefeery@jelliscraig.com.au

**Indicative Selling Price** \$480,000 **Median Unit Price** Year ending March 2025: \$537,500

# **Comparable Properties**



2/3 Hardwicke St NORTH MELBOURNE 3051 (REI/VG)



Price: \$485,000 Method: Auction Sale Date: 22/03/2025 Property Type: Apartment

### Agent Comments

Comparable location, comparable accommodation, comparable interior, no parking.



318/86 Macaulay Rd NORTH MELBOURNE 3051 (REI/VG) 2



Price: \$490,000 Method: Private Sale Date: 21/01/2025 Property Type: Apartment

## Agent Comments

Comparable location, comparable accommodation, comparable interior, similar parking.



312/86 Macaulay Rd NORTH MELBOURNE 3051 (REI/VG)



Price: \$460.000 Method: Private Sale



### Agent Comments

Comparable location, comparable accommodation, comparable interior, similar parking.

### Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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