

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

405/64 Macaulay Road, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$485,000

Median sale price

Median price

\$582,500

Property Type

Unit

Suburb

North Melbourne

Period - From

01/04/2023

to

31/03/2024

Source

REIV

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	204/188 Macaulay Rd NORTH MELBOURNE 3051	\$530,000	29/04/2024
2	311/86 Macaulay Rd NORTH MELBOURNE 3051	\$500,000	14/05/2024
3	403/64 Macaulay Rd NORTH MELBOURNE 3051	\$470,000	16/03/2024

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:

06/06/2024 15:42



2 1 1

Property Type: Apartment
Land Size: 55 Approx sqm approx

Agent Comments

2 bedroom apartment in the pumphouse building with balcony and secure car park.

Indicative Selling Price

\$485,000

Median Unit Price

Year ending March 2024: \$582,500

Comparable Properties



204/188 Macaulay Rd NORTH MELBOURNE 3051 (REI)

2 1 1

Price: \$530,000
Method: Private Sale
Date: 29/04/2024
Property Type: Apartment

Agent Comments

Slightly advanced fit out, building possessed facilities.



311/86 Macaulay Rd NORTH MELBOURNE 3051 (REI)

2 1 1

Price: \$500,000
Method: Private Sale
Date: 14/05/2024
Property Type: Unit

Agent Comments

Comparable accommodation and location.



403/64 Macaulay Rd NORTH MELBOURNE 3051 (REI/VG)

2 1 1

Price: \$470,000
Method: Private Sale
Date: 16/03/2024
Property Type: Unit

Agent Comments

Comparable accommodation, same building.

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