## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

	405/64 Macaulay Road, North Melbourne Vic 3051
Including suburb and	
postcode	

#### 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 U	nit	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

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



Date of sale











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)





**6** 1

**Price:** \$530,000 **Method:** Private Sale **Date:** 29/04/2024

Property Type: Apartment

Agent Comments

Slightly advanced fit out, building possessed facilities.



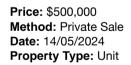






**Agent Comments** 

Comparable accommodation and location.





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

**-**2





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

Property Type: Unit

Agent Comments

Comparable accommodation, same building.

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