

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

M1403/168 Macaulay Road, North Melbourne 3051 (2 Bed 2 Bath 1 Car)

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$750,000

or range between \$

&

\$

Median sale price

Median price

\$772,000

Property type

Unit

Suburb

North Melbourne

Period - From

1 Jun 2020

to

14 Jan 2021

Source

RP Data

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

403/133 Canning Street, North Melbourne 3051

\$750,000

5 Oct 2020

3/173-185 Chetwynd Street, North Melbourne 3051

\$725,000

7 Nov 2020

23 Wilson Mews., North Melbourne 3051

\$842,000

12 Dec 2020

/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: 14 January 2021