

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

312/86 MACAULAY ROAD NORTH MELBOURNE VIC 3051

Indicative selling price

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

Single Price

or range
between

\$475,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

316/86 MACAULAY ROAD NORTH MELBOURNE VIC 3051	\$495,000	03-Jun-24
404/64 MACAULAY ROAD NORTH MELBOURNE VIC 3051	\$485,000	08-Aug-24

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 6 months.

This Statement of Information was prepared on: 02 December 2024



**316/86 MACAULAY ROAD NORTH
MELBOURNE VIC 3051**

Sold Price

\$495,000

Sold Date

03-Jun-24

 2  1  1

Distance

0km



**404/64 MACAULAY ROAD NORTH
MELBOURNE VIC 3051**

Sold Price

\$485,000

Sold Date

08-Aug-24

 2  1  1

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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