

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

213/86 Macaulay Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$430,000

&

\$473,000

Median sale price

Median price \$465,000

Property Type Unit

Suburb North Melbourne

Period - From 01/01/2022

to 31/03/2022

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.

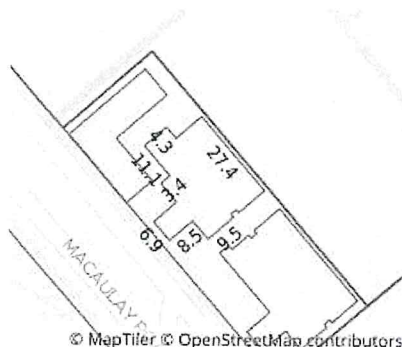
	Address of comparable property	Price	Date of sale
1	13/49 Haines St NORTH MELBOURNE 3051	\$490,000	24/03/2022
2	413/86 Macaulay Rd NORTH MELBOURNE 3051	\$469,000	31/03/2022
3	122/121 Rosslyn St WEST MELBOURNE 3003	\$435,000	11/03/2022

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:

26/04/2022 14:53



Property Type:
Agent Comments

Indicative Selling Price:
\$430,000 - \$473,000
Median Unit Price:
March quarter 2022: \$465,000

Comparable Properties



13/49 Haines St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$490,000
Method: Sold Before Auction
Date: 24/03/2022
Property Type: Unit



413/86 Macaulay Rd NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$469,000
Method: Private Sale
Date: 31/03/2022
Property Type: Apartment



122/121 Rosslyn St WEST MELBOURNE 3003 (REI)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 11/03/2022
Property Type: Apartment