#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Property	offered	for sale
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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
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#### Median sale price

Median price \$465,000	Pro	operty Type Uni	t		Suburb	North Melbourne
Period - From 01/01/2022	to	31/03/2022	So	urce	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
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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)

2

1



Price: \$490,000

Method: Sold Before Auction

Date: 24/03/2022 Property Type: Unit **Agent Comments** 



413/86 Macaulay Rd NORTH MELBOURNE

3051 (REI)

2

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**Agent Comments** 

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

**Property Type:** Apartment

122/121 Rosslyn St WEST MELBOURNE 3003

(REI)

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Agent Comments

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

Property Type: Apartment

Account - Burne Property | P: 03 9421 1173 | F: 03 9241 1153





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