

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode M804/168 Macaulay Road, North Melbourne 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 \$690,000 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$720,000 *House *Unit Suburb North Melbourne
Period - From 1/10/2018 to 30/04/2019 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
17/73-85 Haines Street, North Melbourne	\$630,000	5/12/2018
18/101 Leveson Street, North Melbourne	\$792,000	27/10/2018
219/68-82 Leveson Street, North Melbourne	\$740,000	30/03/2019

OR

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.