

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 106/64 Macaulay Road, North Melbourne, VIC 3051

Indicative selling price

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

Single Price \$470,000

Median sale price

Median price \$562,500 Property Type House Suburb North Melbourne (3051)

Period - From 25/03/2020 to 24/03/2021 Source PDOL

Comparable property sales

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
1/230 DRYBURGH STREET, NORTH MELBOURNE VIC 3051	\$500,000	29/01/2021
206/107 HAWKE STREET, WEST MELBOURNE VIC 3003	\$491,000	02/03/2021
44 CHETWYND STREET, WEST MELBOURNE VIC 3003	\$489,000	18/12/2020

This Statement of Information was prepared on: 07/05/2021