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	403/64 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	$450,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$485,000	Property type	Unit	Suburb	North Melbourne
Period-from	01 Mar 2023	to	29 Feb 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
402/64 MACAULAY ROAD NORTH MELBOURNE VIC 3051	$500,000	29-Nov-23
208/493-499 VICTORIA STREET WEST MELBOURNE VIC 3003	$515,000	19-Dec-23
505/9 DRYBURGH STREET WEST MELBOURNE VIC 3003	$535,000	05-Feb-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: 16 March 2024

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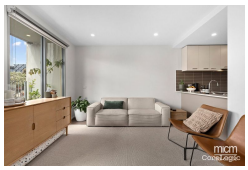


402/64 MACAULAY ROAD NORTH MELBOURNE VIC 3051

2 1 1

Sold Price RS $500,000 Sold Date 29-Nov-23

Distance 0km

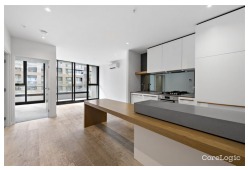


208/493-499 VICTORIA STREET WEST MELBOURNE VIC 3003

2 1 1

Sold Price $515,000 Sold Date 19-Dec-23

Distance 0.72km



505/9 DRYBURGH STREET WEST MELBOURNE VIC 3003

2 1 1

Sold Price RS $535,000 Sold Date 05-Feb-24

Distance 0.94km

RS = Recent sale **UN** = Undisclosed Sale

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