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	318/86 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	$470,000	&	$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	North Melbourne
Period-from	01 Dec 2023	to	30 Nov 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
34/2 NEWMARKET WAY FLEMINGTON VIC 3031	$470,000	24-Feb-24
208/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003	$495,000	06-Sep-24
115/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051	$510,000	16-May-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: 11 December 2024

Ally Mooney
M 0419329508
E ally.mooney@belleproperty.com



34/2 NEWMARKET WAY FLEMINGTON VIC 3031

1 1 2

Sold Price **$470,000** Sold Date **24-Feb-24**

Distance **1.86km**



208/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003

1 1 1

Sold Price **$495,000** Sold Date **06-Sep-24**

Distance **1.46km**



115/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price **$510,000** Sold Date **16-May-24**

Distance **0.97km**

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

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