

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 708/168 Macaulay Road, North Melbourne Vic 3051

Indicative selling price

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

Single price \$945,000

Median sale price

Median price \$577,500 House Unit X Suburb North Melbourne

Period - From 01/04/2018 to 31/03/2019 Source 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 | 10/567 Spencer St WEST MELBOURNE 3003 | \$975,000 | 11/06/2019 |
| 2 | 1701/5 Caravel La DOCKLANDS 3008 | \$912,500 | 02/04/2019 |
| 3 | 29/43-51 Jeffcott St WEST MELBOURNE 3003 | \$905,000 | 11/04/2019 |

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.

 3  2  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$945,000
Median Unit Price
Year ending March 2019: \$577,500

Comparable Properties



10/567 Spencer St WEST MELBOURNE 3003 (REI) Agent Comments

 3  1  1

Price: \$975,000
Method: Sold Before Auction
Date: 11/06/2019
Rooms: -
Property Type: Apartment



1701/5 Caravel La DOCKLANDS 3008 (REI/VG) Agent Comments

 3  2  1

Price: \$912,500
Method: Private Sale
Date: 02/04/2019
Rooms: 5
Property Type: Apartment



29/43-51 Jeffcott St WEST MELBOURNE 3003 (REI/VG) Agent Comments

 3  2  2

Price: \$905,000
Method: Private Sale
Date: 11/04/2019
Rooms: 5
Property Type: Apartment