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

204/188 Macaulay Road, North Melbourne Vic 3051

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$530,000		&		\$560,000			
Median sale p	rice							
Median price	\$585,000	Pro	operty Type	Unit			Suburb	North Melbourne
Period - From	01/01/2024	to	31/03/2024		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	506/111 Canning St NORTH MELBOURNE 3501	\$668,000	07/03/2024
2	205/188 Macaulay Rd NORTH MELBOURNE 3051	\$610,000	17/01/2024
3	402/64 Macaulay Rd NORTH MELBOURNE 3051	\$500,000	29/11/2023

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.

This Statement of Information was prepared on:

26/04/2024 08:59





Jake Hu 0488 028 978 jake@melbournerealestate.com.au





Property Type: Apartment Agent Comments

Indicative Selling Price \$530,000 - \$560,000 Median Unit Price March quarter 2024: \$585,000

Comparable Properties



506/111 Canning St NORTH MELBOURNE 3501 (REI)



Price: \$668,000 Method: Private Sale Date: 07/03/2024 Property Type: Apartment

Agent Comments

Agent Comments



205/188 Macaulay Rd NORTH MELBOURNE 3051 (REI/VG)



Price: \$610,000 Method: Private Sale Date: 17/01/2024 Property Type: Apartment



402/64 Macaulay Rd NORTH MELBOURNE 3051 (REI/VG)

errors, faults, defects or omissions in the information supplied.

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Price: \$500,000 Method: Private Sale Date: 29/11/2023 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments