

# 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

M611/188 Macaulay Road, North Melbourne VIC 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$\* 349,000

or range between

\$\*

&

\$

### Median sale price

Median price

\$ 364,000

Property type

Unit

Suburb

North Melbourne

Period - From

2021 Q4

to

2022 Q3

Source

REIV

### 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	105/25 Byron Street, North Melbourne	\$ 420,000	24/10/2022
2	103/25 Byron Street, North Melbourne	\$ 420,000	18/07/2022
3		\$	

~~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:

02/11/2022