

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 M1304/188 Macaulay Road, North Melbourne 3051 (2 Bed 2 Bath 1 Car)

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$750,000

or range between \$

&

\$

Median sale price

Median price \$759,500

Apartment *Apartment*

Suburb North Melbourne

Period - From 1 Sept 2023

to

1 March 2024

Source RP Data

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

3/220 Abbotsford Street, North Melbourne 3051	\$780,000	2 Sept 2023
702/97-103 Flemington Road, North Melbourne 3051	\$735,000	16 Jan 2024
401/108 Haines Street, North Melbourne 3051	\$764,000	17 Jan 2024

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: 1 March 2024