

# 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 M902/188 Macaulay Road, North Melbourne 3051 ( 1 Bed 1 Bath 0 Car)

### Indicative selling price

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

Single price \$390,000

or range between \$

&

\$

### Median sale price

Median price \$374,000

Property type *Apartment*

Suburb North Melbourne

Period - From 1 Feb 2023

to

12 Aug  
2023

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	Price	Date of sale
124/33 Blackwood Street, North Melbourne	\$345,000	14 Feb 2023
302/230 Dryburgh Street, North Melbourne	\$355,000	6 Jun 2023
G1/380 Queensberry Street, North Melbourne	\$420,900	9 Mar 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: 14 August 2023