

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

1509/188 Macaulay Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$576,000

Property Type Unit

Suburb North Melbourne

Period - From 01/04/2023

to

30/06/2023

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		
2		
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:

06/10/2023 11:18

1509/188 Macaulay Road, North Melbourne Vic 3051

RT Edgar

Jenny Zhang
03 8888 2000
0450 809 188

jzhang@rtedgar.com.au

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median Unit Price

June quarter 2023: \$576,000



3 3 2

Rooms: 4 Powder Rooms

Property Type: Apartment
(Penthouse)

Land Size: 157.7 sqm of total area
sqm approx

Agent Comments

East Facing. Two Storeys.

Comparable Properties

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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