

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

505/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051

Indicative selling price

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

Single Price

or range
between

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

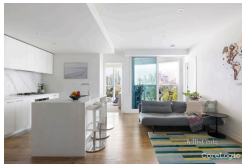
Date of sale

601/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051	\$820,000	17-Sep-24
701/97-103 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$800,000	12-Mar-24
601/118 DUDLEY STREET WEST MELBOURNE VIC 3003	\$818,000	07-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 26 November 2024



**601/188 MACAULAY ROAD NORTH
MELBOURNE VIC 3051**

3 2 1

Sold Price

\$820,000

Sold Date

17-Sep-24

Distance

0km



**701/97-103 FLEMINGTON ROAD
NORTH MELBOURNE VIC 3051**

3 2 1

Sold Price

\$800,000

Sold Date

12-Mar-24

Distance

1.1km



**601/118 DUDLEY STREET WEST
MELBOURNE VIC 3003**

3 2 2

Sold Price

^{RS}
\$818,000

Sold Date

07-Aug-24

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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