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	707/188 Macaulay Road, North Melbourne Vic 3051

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $615,000 Property Type Unit Suburb North Melbourne

Period - From 01/07/2024 to 30/09/2024 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	2508/241 Harbour Esp DOCKLANDS 3008	$935,000	02/10/2024
2	601/188 Macaulay Rd NORTH MELBOURNE 3051	$820,000	17/09/2024
3	601/118 Dudley St WEST MELBOURNE 3003	$818,000	07/08/2024

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: 06/12/2024 09:02

707/188 Macaulay Road, North Melbourne Vic 3051

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3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median Unit Price
September quarter 2024: $615,000

Modern single level apartment with balcony, study space, laundry area and two parking spaces w/ storage cage.

Comparable Properties



2508/241 Harbour Esp DOCKLANDS 3008 (REI)

3 3 2

Price: $935,000
Method: Private Sale
Date: 02/10/2024
Property Type: Apartment

Agent Comments

Superior outlook, lacks additional study space and separate laundry. Offers one more bathroom.



601/188 Macaulay Rd NORTH MELBOURNE 3051 (REI/VG)

3 2 1

Price: $820,000
Method: Private Sale
Date: 17/09/2024
Property Type: Apartment

Agent Comments

Inferior floor area, inferior floorplan, offers one less room, inferior parking.



601/118 Dudley St WEST MELBOURNE 3003 (REI)

3 2 2

Price: $818,000
Method: Private Sale
Date: 07/08/2024
Property Type: Apartment

Agent Comments

Superior outdoor space, inferior condition, building has cladding issues.

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