

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 1208/188 Macaulay Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$870,000 & \$930,000

Median sale price

Median price \$610,000 Property Type Unit Suburb North Melbourne

Period - From 01/10/2023 to 31/12/2023 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	1107/188 Macaulay Rd NORTH MELBOURNE 3051	\$1,020,000	27/09/2023
2	329/68 Mt Alexander Rd TRAVANCORE 3032	\$900,000	03/11/2023
3	316/188 Macaulay Rd NORTH MELBOURNE 3051	\$900,000	19/09/2023

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: 18/01/2024 12:05

1208/188 Macaulay Road, North Melbourne Vic 3051

**Jellis
Craig**

Oscar Jones

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Indicative Selling Price

\$870,000 - \$930,000

Median Unit Price

December quarter 2023: \$610,000



 3  2  2

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Modern, single level apartment with expansive views, dual balconies and a study.

Comparable Properties



**1107/188 Macaulay Rd NORTH MELBOURNE
3051 (VG)**

 3  -  -

Price: \$1,020,000

Method: Sale

Date: 27/09/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Superior living area.



**329/68 Mt Alexander Rd TRAVANCORE 3032
(REI/VG)**

 3  2  2

Price: \$900,000

Method: Private Sale

Date: 03/11/2023

Property Type: Unit

Agent Comments

Superior floor area, inferior location. Inferior outlook.



**316/188 Macaulay Rd NORTH MELBOURNE
3051 (REI)**

 3  2  2

Price: \$900,000

Method: Private Sale

Date: 19/09/2023

Property Type: Apartment

Agent Comments

Superior outdoor space. Offers one less bedroom/study. Inferior outlook.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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