

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

| |
|---|
| 205/188 Macaulay Road, North Melbourne Vic 3051 |
|---|

Indicative selling price

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

Range between

| |
|-----------|
| \$590,000 |
|-----------|

 &

| |
|-----------|
| \$640,000 |
|-----------|

Median sale price

Median price

| |
|-----------|
| \$567,400 |
|-----------|

 Property Type

| |
|------|
| Unit |
|------|

 Suburb

| |
|-----------------|
| North Melbourne |
|-----------------|

Period - From

| |
|------------|
| 01/07/2023 |
|------------|

 to

| |
|------------|
| 30/09/2023 |
|------------|

 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 | 1702/393 Spencer St WEST MELBOURNE 3003 | \$655,000 | 25/10/2023 |
| 2 | 913/105 Batman St WEST MELBOURNE 3003 | \$640,000 | 07/06/2023 |
| 3 | 109/25 Oxford St NORTH MELBOURNE 3051 | \$580,000 | 27/09/2023 |

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:

| |
|------------------|
| 21/11/2023 17:05 |
|------------------|



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Modern, single level apartment with park views.

Comparable Properties



1702/393 Spencer St WEST MELBOURNE 3003 (REI)

Agent Comments

Superior floor area.



Price: \$655,000

Method: Private Sale

Date: 25/10/2023

Property Type: Apartment



913/105 Batman St WEST MELBOURNE 3003 (REI/VG)

Agent Comments

Superior floor area.



Price: \$640,000

Method: Auction Sale

Date: 07/06/2023

Property Type: Apartment



109/25 Oxford St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

Inferior condition



Price: \$580,000

Method: Private Sale

Date: 27/09/2023

Property Type: Apartment