

## 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

207/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,220,000

Property type

Other

Suburb

North Melbourne

Period-from

01 May 2023

to

30 Apr 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

205/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051	\$610,000	17-Jan-24
504/108 HAINES STREET NORTH MELBOURNE VIC 3051	\$630,000	15-Sep-23
908/58 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$640,000	22-Nov-23

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: 21 May 2024



**205/188 MACAULAY ROAD NORTH** Sold Price <sup>RS</sup> **\$610,000** Sold Date **17-Jan-24**  
**MELBOURNE VIC 3051**

2 2 1

Distance **0km**



**504/108 HAINES STREET NORTH** Sold Price **\$630,000** Sold Date **15-Sep-23**  
**MELBOURNE VIC 3051**

2 2 1

Distance **0.38km**



**908/58 VILLIERS STREET NORTH** Sold Price **\$640,000** Sold Date **22-Nov-23**  
**MELBOURNE VIC 3051**

2 2 1

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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