

# 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 312/188 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)

Range between \$1,100,000 & \$1,190,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb North Melbourne

Period - From 01/10/2022 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	G1/211 Peel St NORTH MELBOURNE 3051	\$1,170,000	19/10/2023
2	2104/231 Harbour Esp DOCKLANDS 3008	\$1,020,000	16/10/2023
3	903/111 Canning St NORTH MELBOURNE 3051	\$1,000,000	11/09/2023

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: 08/11/2023 17:01



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,190,000

**Median Unit Price**

Year ending September 2023: \$580,000

Over-sized, single level three bedroom apartment plus study.

## Comparable Properties



**G1/211 Peel St NORTH MELBOURNE 3051 (REI)**



**Price:** \$1,170,000  
**Method:** Auction Sale  
**Date:** 19/10/2023  
**Property Type:** Unit

Agent Comments

Superior outdoor area. Inferior outlook.



**2104/231 Harbour Esp DOCKLANDS 3008 (REI)**



**Price:** \$1,020,000  
**Method:** Private Sale  
**Date:** 16/10/2023  
**Rooms:** 6  
**Property Type:** Apartment

Agent Comments

Superior bathrooms, inferior location.



**903/111 Canning St NORTH MELBOURNE 3051 (REI)**



**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 11/09/2023  
**Rooms:** 4  
**Property Type:** Apartment  
**Land Size:** 134 sqm approx

Agent Comments

Inferior layout, inferior accessibility.

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