

## 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

504/188 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

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Sep 2020

to

31 Aug 2021

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

405/111 Canning Street North Melbourne VIC 3051	\$650,000	08-Jul-21
110/108 Haines Street North Melbourne VIC 3051	\$640,000	02-Aug-21
1206/83 Flemington Road North Melbourne VIC 3051	\$630,000	10-May-21

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: 28 September 2021



**405/111 Canning Street North  
Melbourne VIC 3051**

2 2 1

Sold Price <sup>RS</sup> **\$650,000** Sold Date **08-Jul-21**

Distance -



**110/108 Haines Street North  
Melbourne VIC 3051**

2 1 1

Sold Price **\$640,000** Sold Date **02-Aug-21**

Distance **0.33km**



**1206/83 Flemington Road North  
Melbourne VIC 3051**

2 2 1

Sold Price **\$630,000** Sold Date **10-May-21**

Distance **1.11km**

RS = Recent sale      UN = Undisclosed Sale

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