

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

1401/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051

Indicative selling price

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

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

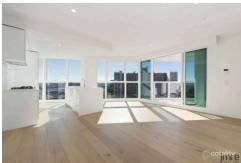
1407/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051	\$950,000	15-Jun-25

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.

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1407/188 MACAULAY ROAD
NORTH MELBOURNE VIC 3051

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Sold Price **\$950,000** Sold Date **15-Jun-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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