

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

408/211 PEEL STREET 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

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Oct 2022

to

30 Sep 2023

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

305/380 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	\$688,000	14-Sep-22
1302/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$661,000	01-Feb-22
203/85 LEVESON STREET NORTH MELBOURNE VIC 3051	\$720,000	07-Apr-22

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: 06 October 2023



**305/380 QUEENSBERRY STREET
 NORTH MELBOURNE VIC 3051**

 2  2  1

Sold Price

\$688,000

Sold Date

14-Sep-22

Distance

0.11km



**1302/33 BLACKWOOD STREET
 NORTH MELBOURNE VIC 3051**

 2  2  1

Sold Price

\$661,000

Sold Date

01-Feb-22

Distance

0.25km



**203/85 LEVESON STREET NORTH
 MELBOURNE VIC 3051**

 2  2  1

Sold Price

\$720,000

Sold Date

07-Apr-22

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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