

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

403/188-196 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

\$175,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jun 2023

to

31 May 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

4/1-7 OCONNELL STREET NORTH MELBOURNE VIC 3051

-

16-Sep-23

312/9 HIGH STREET NORTH MELBOURNE VIC 3051

\$143,000

12-Oct-23

210/25 BYRON STREET NORTH MELBOURNE VIC 3051

\$350,000

01-Mar-24

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: 20 June 2024

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**4/1-7 O'CONNELL STREET NORTH
MELBOURNE VIC 3051**

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Sold Price

- Sold Date **16-Sep-23**

Distance **0.3km**



**312/9 HIGH STREET NORTH
MELBOURNE VIC 3051**

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Sold Price

\$143,000 Sold Date **12-Oct-23**

Distance **0.48km**



**210/25 BYRON STREET NORTH
MELBOURNE VIC 3051**

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Sold Price

\$350,000 Sold Date **01-Mar-24**

Distance **0.45km**

RS = Recent sale UN = Undisclosed Sale

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