

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	3/39 Peel Street, West Melbourne Vic 3003
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$580,000	&	\$635,000
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Median sale price

Median price	\$650,000	House		Unit	X	Suburb	West Melbourne
Period - From	01/10/2016	to	30/09/2017	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	101/89 Roden St WEST MELBOURNE 3003	\$615,000	18/05/2017
2	6/8-10 Tyrone St NORTH MELBOURNE 3051	\$610,000	21/08/2017
3	102/30 Wreckyn St NORTH MELBOURNE 3051	\$582,000	23/09/2017

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.~~



2 1 1

Rooms:
 Property Type:
 Agent Comments

Indicative Selling Price
 \$580,000 - \$635,000
Median Unit Price
 Year ending September 2017: \$650,000

Modern, first-floor apartment with stunning city views. Ideal city pad or brilliant investment. Comprises two bedrooms, open plan kitchen through to lounge and dining area and study nook. Features a secure car space and storage cage, security entrance, timber floors and air conditioning.

Comparable Properties



101/89 Roden St WEST MELBOURNE 3003
 (REI)

Agent Comments

2 2 1

Price: \$615,000
Method: Sold Before Auction
Date: 18/05/2017
Rooms: -
Property Type: Apartment



6/8-10 Tyrone St NORTH MELBOURNE 3051
 (REI)

Agent Comments

2 2 1

Price: \$610,000
Method: Private Sale
Date: 21/08/2017
Rooms: -
Property Type: Apartment



102/30 Wreckyn St NORTH MELBOURNE 3051
 (REI)

Agent Comments

2 1 1

Price: \$582,000
Method: Auction Sale
Date: 23/09/2017
Rooms: -
Property Type: Apartment