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	108/150 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	$580,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$538,000	Property type	Unit	Suburb	North Melbourne
Period-from	01 Mar 2021	to	28 Feb 2022	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.

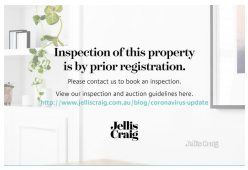
Address of comparable property	Price	Date of sale
207/130-140 Errol Street North Melbourne VIC 3051	$585,000	07-Aug-21
703/108 Haines Street North Melbourne VIC 3051	$550,000	12-Nov-21
405/30-34 Wreckyn Street North Melbourne VIC 3051	$575,000	08-May-21

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: 01 March 2022

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207/130-140 Errol Street North Melbourne VIC 3051

2 2 1

Sold Price **$585,000** Sold Date **07-Aug-21**

Distance **0.64km**



703/108 Haines Street North Melbourne VIC 3051

2 1 1

Sold Price **$550,000** Sold Date **12-Nov-21**

Distance **1.35km**



405/30-34 Wreckyn Street North Melbourne VIC 3051

2 1 1

Sold Price **$575,000** Sold Date **08-May-21**

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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