

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 Lot 206, 199 Peel St, North Melbourne, VIC 3051

Indicative selling price

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

Single price \$645,000

or range between

&

Median sale price

Median price \$450,000

Property type *Apartment*

Suburb Melbourne Melbourne, Vic3051

Period - From 27 Feb 2019

to

27 Feb 2020

Source Realestate.com.au

Comparable property sales

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
M710/168 Macaulay Road, North Melbourne, Vic3051	\$ 671,000	04 Dec 2019
13/147 Curzon Street, North Melbourne, Vic3003	\$ 550,000	30 Nov 2019
204/30 Wreckyn Street, North Melbourne, Vic3003	\$ 530,000	13 Apr 2019

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.~~

This Statement of Information was prepared on: 30 MAR 2020