

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

1/150 Peel Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$567,400 Property Type Unit Suburb North Melbourne

Period - From 01/07/2023 to 30/09/2023 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	2/76 Haines St NORTH MELBOURNE 3051	\$610,000	03/10/2023
2	305/33 Wreckyn St NORTH MELBOURNE 3051	\$556,000	27/11/2023
3	1101/93 Flemington Rd NORTH MELBOURNE 3051	\$550,000	18/11/2023

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:

10/01/2024 09:57



Property Type: Apartment

Agent Comments

Comparable Properties



2/76 Haines St NORTH MELBOURNE 3051
(REI/VG)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 03/10/2023

Property Type: Apartment



305/33 Wreckyn St NORTH MELBOURNE 3051
(REI)

Agent Comments



Price: \$556,000

Method: Sold Before Auction

Date: 27/11/2023

Property Type: Apartment



1101/93 Flemington Rd NORTH MELBOURNE
3051 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 18/11/2023

Property Type: Unit

Account - Jellis Craig