

# 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

103/188 Peel Street, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$175,000 & \$185,000

### Median sale price

Median price \$582,500 Property Type Unit Suburb North Melbourne

Period - From 01/04/2023 to 31/03/2024 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	309/500 Flinders St MELBOURNE 3000	\$189,950	03/04/2024
2	5713/570 Lygon St CARLTON 3053	\$175,000	23/03/2024
3	209/188 Peel St NORTH MELBOURNE 3051	\$165,000	18/03/2024

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:

16/05/2024 15:14

103/188 Peel Street, North Melbourne Vic 3051



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$175,000 - \$185,000  
**Median Unit Price**  
Year ending March 2024: \$582,500

## Comparable Properties



**309/500 Flinders St MELBOURNE 3000 (REI)** Agent Comments



**Price:** \$189,950  
**Method:** Private Sale  
**Date:** 03/04/2024  
**Property Type:** Studio Apartment

**5713/570 Lygon St CARLTON 3053 (VG)** Agent Comments



**Price:** \$175,000  
**Method:** Sale  
**Date:** 23/03/2024  
**Property Type:** Strata Unit/Flat

**209/188 Peel St NORTH MELBOURNE 3051 (REI/VG)** Agent Comments



**Price:** \$165,000  
**Method:** Private Sale  
**Date:** 18/03/2024  
**Property Type:** Unit

**Account - Belle Property Carlton & Melbourne** | P: 03 9347 1170 | F: 03 9347 1161



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