

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

109/150 Peel Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$770,000 & \$790,000

Median sale price

Median price \$580,000 Property Type Unit Suburb North Melbourne

Period - From 01/10/2022 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	313/112 Adderley St WEST MELBOURNE 3003	\$770,000	06/10/2023
2	404/188 Macaulay Rd NORTH MELBOURNE 3051	\$750,000	24/10/2023
3	104/350 Victoria St NORTH MELBOURNE 3051	\$722,000	03/10/2023

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:

27/11/2023 11:43



 2  1  1

Property Type: Apartment

Land Size: 0 sqm approx

Agent Comments

Spacious apartment with city views and secure parking.

Indicative Selling Price

\$770,000 - \$790,000

Median Unit Price

Year ending September 2023: \$580,000

Comparable Properties



313/112 Adderley St WEST MELBOURNE 3003 (REI)

 2  2  1

Price: \$770,000

Method: Private Sale

Date: 06/10/2023

Property Type: Apartment

Agent Comments

Newer apartment with additional bathroom situated in an inferior location.



404/188 Macaulay Rd NORTH MELBOURNE 3051 (REI)

 2  2  1

Price: \$750,000

Method: Private Sale

Date: 24/10/2023

Property Type: Apartment

Agent Comments

Newer apartment with larger outdoor terrace in an inferior location.



104/350 Victoria St NORTH MELBOURNE 3051 (REI)

 2  1  1

Price: \$722,000

Method: Sold Before Auction

Date: 03/10/2023

Property Type: Apartment

Agent Comments

Comparable position and accommodation.