

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

403/211 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

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

903/111 CANNING STREET NORTH MELBOURNE VIC 3051	\$1,000,000	11-Sep-23
36/26 VICTORIA STREET FITZROY VIC 3065	\$1,000,000	14-Sep-23
308/30 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$1,000,000	27-Oct-23

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: 04 March 2024



**903/111 CANNING STREET NORTH
MELBOURNE VIC 3051**

Sold Price

^{RS} **\$1,000,000**

Sold Date

11-Sep-23

 3  2  2

Distance

1.52km



**36/26 VICTORIA STREET FITZROY
VIC 3065**

Sold Price

\$1,000,000

Sold Date

14-Sep-23

 3  2  1

Distance

1.74km



**308/30 NEWQUAY PROMENADE
DOCKLANDS VIC 3008**

Sold Price

Sold Date

27-Oct-23

 3  2  2

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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