

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 9 Peckville Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,210,000 Property Type House Suburb North Melbourne

Period - From 01/04/2023 to 30/06/2023 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	699 Spencer St WEST MELBOURNE 3003	\$930,000	20/05/2023
2	9 Princess St NORTH MELBOURNE 3051	\$823,000	01/04/2023
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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: 09/08/2023 12:21



Rooms: 4

Property Type: House

Land Size: 83 sqm approx

Agent Comments

Comparable Properties



699 Spencer St WEST MELBOURNE 3003
(REI/VG)

Agent Comments



Price: \$930,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 154 sqm approx



9 Princess St NORTH MELBOURNE 3051
(REI/VG)

Agent Comments



Price: \$823,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 94 sqm approx

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.