

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

412/188-196 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

\$169,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,505

Property type

Unit

Suburb

North Melbourne

Period-from

01 Nov 2018

to

31 Oct 2019

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

403/188-196 Peel Street North Melbourne VIC 3051	\$165,000	31-May-19
507/188-196 Peel Street North Melbourne VIC 3051	\$165,000	18-Apr-19
510/188-196 Peel Street North Melbourne VIC 3051	\$173,000	18-Feb-19

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: 07 November 2019



**403/188-196 Peel Street North
 Melbourne VIC 3051**

1 1 -

Sold Price **\$165,000** Sold Date **31-May-19**

Distance -



**507/188-196 Peel Street North
 Melbourne VIC 3051**

1 1 -

Sold Price Sold Date **18-Apr-19**

Distance -



**510/188-196 Peel Street North
 Melbourne VIC 3051**

1 1 -

Sold Price **\$173,000** Sold Date **18-Feb-19**

Distance -

RS = Recent sale UN = Undisclosed Sale

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