

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 506/188 Peel Street, North Melbourne, VIC 3051

Indicative selling price

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

Single Price \$165,000

Median sale price

Median price \$489,000 Property Type House Suburb North Melbourne (3051)

Period - From 20/01/2019 to 20/01/2020 Source Property Data Online

Comparable property sales

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
502/9 HIGH STREET, PRESTON VIC 3072	\$175,000	28/10/2019
412/188 PEEL STREET, NORTH MELBOURNE VIC 3051	\$169,000	12/11/2019
412/188 PEEL STREET, NORTH MELBOURNE VIC 3051	\$169,000	15/11/2019

This Statement of Information was prepared on: 05/02/2020