

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

UNIT 408/199-211 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

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,000

Property type

Apartment

Suburb

North Melbourne

Period-from

01 Jun 2023

to

26 Jun 2023

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

202/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051	\$805,000	28-Apr-22
201/85 LEVESON STREET NORTH MELBOURNE VIC 3051	\$810,000	08-Oct-22
305/380 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	\$688,000	14-Sep-22

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: 26 June 2023

**202/68-82 LEVESON STREET
NORTH MELBOURNE VIC 3051**

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Sold Price **\$805,000** Sold Date **28-Apr-22**Distance **0.38km****201/85 LEVESON STREET NORTH
MELBOURNE VIC 3051**

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Sold Price **\$810,000** Sold Date **08-Oct-22**Distance **0.47km****305/380 QUEENSBERRY STREET
NORTH MELBOURNE VIC 3051**

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Sold Price **\$688,000** Sold Date **14-Sep-22**Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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