

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 6/39 Peel Street, West Melbourne Vic 3003

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$565,000 House Unit X Suburb West Melbourne

Period - From 01/01/2018 to 31/12/2018 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	12/22-26 Howard St NORTH MELBOURNE 3051	\$625,000	08/11/2018
2	13/22-26 Howard St NORTH MELBOURNE 3051	\$624,000	30/11/2018
3	1/700 Queensberry St NORTH MELBOURNE 3051	\$615,000	06/04/2019

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.



2 1 2

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$599,000
Median Unit Price
Year ending December 2018: \$565,000

Comparable Properties



12/22-26 Howard St NORTH MELBOURNE
3051 (REI/VG)

Agent Comments

2 1 1

Price: \$625,000
Method: Sold Before Auction
Date: 08/11/2018
Rooms: -
Property Type: Apartment



13/22-26 Howard St NORTH MELBOURNE
3051 (REI/VG)

Agent Comments

2 1 1

Price: \$624,000
Method: Sold Before Auction
Date: 30/11/2018
Rooms: -
Property Type: Apartment



1/700 Queensberry St NORTH MELBOURNE
3051 (REI)

Agent Comments

2 1 2

Price: \$615,000
Method: Auction Sale
Date: 06/04/2019
Rooms: -
Property Type: Apartment