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

11/368 Dryburgh Street, North Melbourne Vic 3051

Indicative selling price

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

Range between | $390,000 | & | $420,000 |

Median sale price

Median price	$552,500	Property Type	Unit	Suburb	North Melbourne
Period - From	01/01/2021	to	31/03/2021	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	702/33 Blackwood St NORTH MELBOURNE 3051	$422,000	26/03/2021
2	3/25 Byron St NORTH MELBOURNE 3051	$390,000	04/03/2021
3	1 cullens La NORTH MELBOURNE 3051	$415,000	12/01/2021

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: | 12/07/2021 15:07 |

CONSUMER AFFAIRS VICTORIA

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Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$390,000 - $420,000
Median Unit Price
March quarter 2021: $552,500

Comparable Properties

702/33 Blackwood St NORTH MELBOURNE 3051 (REI)

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Price: $422,000
Method: Private Sale
Date: 26/03/2021
Property Type: Apartment

Agent Comments

3/25 Byron St NORTH MELBOURNE 3051 (REI)

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Price: $390,000
Method: Private Sale
Date: 04/03/2021
Property Type: Apartment

Agent Comments

1 cullens La NORTH MELBOURNE 3051 (REI)

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Price: $415,000
Method: Sold Before Auction
Date: 12/01/2021
Property Type: Apartment

Agent Comments

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