

102/230 Dryburgh Street, North Melbourne Vic 3051



1 Bed 1 Bath - Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$350,000

Median House Price

Year ending March 2024: \$582,500

Comparable Properties



303/93 Flemington Road, North Melbourne 3051
(REI/VG)

1 Bed 1 Bath - Car

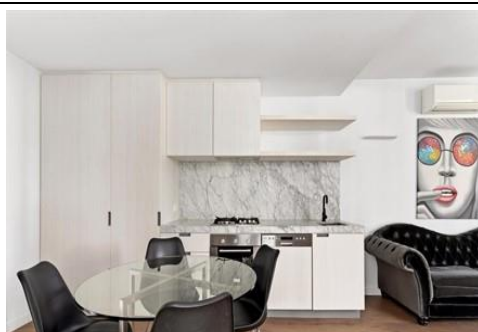
Price: \$355,000

Method: Private Sale

Date: 20/02/2024

Property Type: Apartment

Agent Comments: This apartment compares as following:
Superior location, Similar size & Similar floor layout



427/33 Blackwood Street, North Melbourne 3051
(REI/VG)

1 Bed 1 Bath - Car

Price: \$350,000

Method: Private Sale

Date: 17/04/2024

Property Type: Apartment

Agent Comments: This apartment compares as following:
Similar location, Inferior size & Superior condition



317/23 Blackwood Street, North Melbourne 3051
(REI/VG)

1 Bed 1 Bath - Car

Price: \$350,000

Method: Private Sale

Date: 06/03/2024

Property Type: Apartment

Agent Comments: This apartment compares as following:
Similar location, Inferior size & Superior condition

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

102/230 Dryburgh Street, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$582,500

 Unit

x

 Suburb

North Melbourne

Period - From

01/04/2023

 to

31/03/2024

 Source

REIV

Comparable property sales

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
303/93 Flemington Road, NORTH MELBOURNE 3051	\$355,000	20/02/2024
427/33 Blackwood Street, NORTH MELBOURNE 3051	\$350,000	17/04/2024
317/23 Blackwood Street, NORTH MELBOURNE 3051	\$350,000	06/03/2024

This Statement of Information was prepared on:

10/06/2024 19:22
