

# 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

16/342 Dryburgh Street, North Melbourne Vic 3051
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$650,000

### Median sale price

Median price \$585,000 Property Type Unit Suburb North Melbourne

Period - From 01/01/2024 to 31/03/2024 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	1809/33 Blackwood St NORTH MELBOURNE 3051	\$660,000	04/03/2024
2	1210/33 Blackwood St NORTH MELBOURNE 3051	\$655,000	12/03/2024
3	1/150 Peel St NORTH MELBOURNE 3051	\$582,500	03/02/2024

**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: 17/04/2024 16:19



**Property Type:** Apartment

**Land Size:** 0 sqm approx

Agent Comments

**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

March quarter 2024: \$585,000

## Comparable Properties



**1809/33 Blackwood St NORTH MELBOURNE  
3051 (REI/VG)**

Agent Comments



**Price:** \$660,000

**Method:** Private Sale

**Date:** 04/03/2024

**Property Type:** Apartment



**1210/33 Blackwood St NORTH MELBOURNE  
3051 (REI)**

Agent Comments



**Price:** \$655,000

**Method:** Private Sale

**Date:** 12/03/2024

**Property Type:** Apartment



**1/150 Peel St NORTH MELBOURNE 3051  
(REI/VG)**

Agent Comments



**Price:** \$582,500

**Method:** Sold After Auction

**Date:** 03/02/2024

**Property Type:** Unit