

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

204/230 DRYBURGH 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

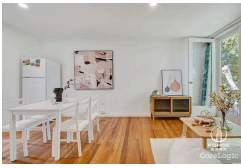
| | | |
|---|-----------|-----------|
| 23/61-65 HAINES STREET NORTH MELBOURNE VIC 3051 | \$558,000 | 27-Nov-23 |
| 208/493-499 VICTORIA STREET WEST MELBOURNE VIC 3003 | \$515,000 | 19-Dec-23 |
| 702/111 CANNING STREET NORTH MELBOURNE VIC 3051 | \$500,000 | 30-Oct-23 |

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.~~

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**23/61-65 HAINES STREET NORTH
MELBOURNE VIC 3051**

Sold Price **\$558,000** Sold Date **27-Nov-23**

 2  1  -

Distance **0.32km**

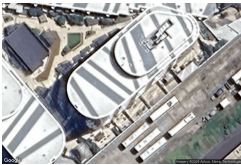


**208/493-499 VICTORIA STREET
WEST MELBOURNE VIC 3003**

Sold Price **\$515,000** Sold Date **19-Dec-23**

 2  1  1

Distance **0.4km**



**702/111 CANNING STREET NORTH
MELBOURNE VIC 3051**

Sold Price **\$500,000** Sold Date **30-Oct-23**

 1  -  -

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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