

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 501/35 Dryburgh Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$375,000 & \$400,000

Median sale price

Median price \$510,000 Property Type Unit Suburb West Melbourne

Period - From 01/10/2023 to 31/12/2023 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	107/150 Dudley St WEST MELBOURNE 3003	\$398,000	15/03/2024
2	605/8 Pearl River Rd DOCKLANDS 3008	\$385,000	14/02/2024
3	924/199 William St MELBOURNE 3000	\$382,000	29/02/2024

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: 09/04/2024 10:14



Property Type:
Agent Comments

Indicative Selling Price
\$375,000 - \$400,000
Median Unit Price
December quarter 2023: \$510,000

Comparable Properties



107/150 Dudley St WEST MELBOURNE 3003 (REI) Agent Comments



Price: \$398,000
Method: Private Sale
Date: 15/03/2024
Property Type: Apartment

605/8 Pearl River Rd DOCKLANDS 3008 (REI) Agent Comments



Price: \$385,000
Method: Private Sale
Date: 14/02/2024
Property Type: Apartment



924/199 William St MELBOURNE 3000 (REI) Agent Comments



Price: \$382,000
Method: Private Sale
Date: 29/02/2024
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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