

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 509 Dryburgh Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$1,900,000 & \$2,050,000

Median sale price

Median price \$1,226,250 Property Type House Suburb North Melbourne

Period - From 01/04/2023 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	52 Molesworth St NORTH MELBOURNE 3051	\$2,185,000	16/03/2024
2			
3			

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.

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509 Dryburgh Street, North Melbourne Vic 3051



Property Type: House (Previously Occupied - Detached)

Land Size: 214 sqm approx

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

Year ending March 2024: \$1,226,250

Comparable Properties



52 Molesworth St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$2,185,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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