

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

9/700 QUEENSBERRY 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jun 2023

to

31 May 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

213/9 DRYBURGH STREET WEST MELBOURNE VIC 3003	\$425,000	03-May-24
106/35 ARDEN STREET NORTH MELBOURNE VIC 3051	\$452,500	31-Oct-23
33-35 ARDEN STREET NORTH MELBOURNE VIC 3051	\$460,000	06-Jun-24

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.

This Statement of Information was prepared on: 25 June 2024

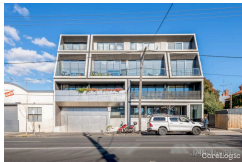


**213/9 DRYBURGH STREET WEST
MELBOURNE VIC 3003**

 1  1  1

Sold Price **\$425,000** Sold Date **03-May-24**

Distance **0.53km**



**106/35 ARDEN STREET NORTH
MELBOURNE VIC 3051**

 1  1  1

Sold Price **\$452,500** Sold Date **31-Oct-23**

Distance **0.57km**



**33-35 ARDEN STREET NORTH
MELBOURNE VIC 3051**

 1  1  1

Sold Price ^{RS} **\$460,000** Sold Date **06-Jun-24**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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