Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	10/342 Dryburgh Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $525,000 Property Type Unit Suburb North Melbourne

Period - From 01/04/2019 to 30/06/2019 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	3/7 Curran St NORTH MELBOURNE 3051	$540,000	13/08/2019
2	20/19 Wood St NORTH MELBOURNE 3051	$525,000	22/06/2019
3	6/348 Dryburgh St NORTH MELBOURNE 3051	$500,000	25/07/2019

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: 16/09/2019

10/342 Dryburgh Street, North Melbourne Vic 3051

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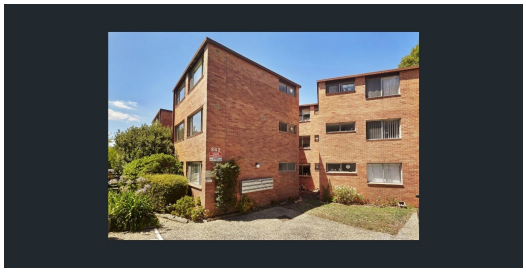

2 1 1

Property Type: Flat

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
June quarter 2019: $525,000

Comparable Properties



3/7 Curran St NORTH MELBOURNE 3051 (REI)

2 1 2

Price: $540,000
Method: Sold Before Auction
Date: 13/08/2019
Property Type: Apartment

Agent Comments



20/19 Wood St NORTH MELBOURNE 3051 (REI)

2 1 1

Price: $525,000
Method: Auction Sale
Date: 22/06/2019
Property Type: Apartment

Agent Comments



6/348 Dryburgh St NORTH MELBOURNE 3051 (REI)

2 1 1

Price: $500,000
Method: Private Sale
Date: 25/07/2019
Property Type: Apartment

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.