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	6/368 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	$350,000	&	$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$517,500	Property type	Unit	Suburb	North Melbourne
Period-from	01 Oct 2023	to	30 Sep 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
9/19-21 CHAPMAN STREET NORTH MELBOURNE VIC 3051	$372,000	22-May-24
65/171 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	$390,000	26-Jun-24
11/139-145 CHETWYND STREET NORTH MELBOURNE VIC 3051	$370,000	20-May-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: 15 October 2024

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9/19-21 CHAPMAN STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price **$372,000** Sold Date **22-May-24**

Distance **0.4km**



65/171 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051

1 1 1

Sold Price **$390,000** Sold Date **26-Jun-24**

Distance **0.39km**



11/139-145 CHETWYND STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price **$370,000** Sold Date **20-May-24**

Distance **0.88km**

RS = Recent sale **UN** = Undisclosed Sale

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