

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$359,000

### Median sale price

Median price \$493,000 Property Type Unit Suburb West Melbourne

Period - From 01/04/2024 to 30/06/2024 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	11/139 Chetwynd St NORTH MELBOURNE 3051	\$370,000	20/05/2024
2	503A/198 Harbour Esp DOCKLANDS 3008	\$355,100	05/02/2024
3	205/493 Victoria St WEST MELBOURNE 3003	\$365,000	10/11/2023

**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: 07/10/2024 09:52



 1  
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**Rooms:** 2  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$359,000  
**Median Unit Price**  
 June quarter 2024: \$493,000

## Comparable Properties



**11/139 Chetwynd St NORTH MELBOURNE  
 3051 (REI/VG)**

Agent Comments

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**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 20/05/2024  
**Property Type:** Apartment  
**Land Size:** 1082 sqm approx



**503A/198 Harbour Esp DOCKLANDS 3008  
 (REI)**

Agent Comments

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**Price:** \$355,100  
**Method:** Private Sale  
**Date:** 05/02/2024  
**Property Type:** Apartment



**205/493 Victoria St WEST MELBOURNE 3003  
 (REI/VG)**

Agent Comments

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  1

**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 10/11/2023  
**Property Type:** Unit

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