

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

10/312-328 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2021

to

28 Feb 2022

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

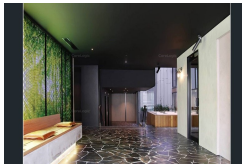
Date of sale

112/275 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$680,000	21-Nov-21
1302/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051	\$661,000	01-Feb-22
18/312-328 DRYBURGH STREET NORTH MELBOURNE VIC 3051	\$642,000	13-Oct-21

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 March 2022



**112/275 ABBOTSFORD STREET
NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price **\$680,000** Sold Date **21-Nov-21**

Distance **0.27km**



**1302/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price **\$661,000** Sold Date **01-Feb-22**

Distance **0.96km**



**18/312-328 DRYBURGH STREET
NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price ^{RS} **\$642,000** Sold Date **13-Oct-21**

Distance **-**

Notes from your agent

Newly renovated, similar layout. 20 days on market.

RS = Recent sale

UN = Undisclosed Sale

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