

# 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

15/348 Dryburgh Street, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$595,000

&

\$650,000

### Median sale price

Median price \$568,750

Property Type Unit

Suburb North Melbourne

Period - From 01/10/2020

to

30/09/2021

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	18/312-328 Dryburgh St NORTH MELBOURNE 3051	\$642,000	13/10/2021
2	15/375 Abbotsford St NORTH MELBOURNE 3051	\$630,000	01/10/2021
3			

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:

06/12/2021 10:15

15/348 Dryburgh Street, North Melbourne Vic 3051

Lisa Roberts

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**Indicative Selling Price**

\$595,000 - \$650,000

**Median Unit Price**

Year ending September 2021: \$568,750



2 1 1

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**18/312-328 Dryburgh St NORTH MELBOURNE 3051 (REI)** Agent Comments

2 2 1

**Price:** \$642,000

**Method:** Sold Before Auction

**Date:** 13/10/2021

**Property Type:** Apartment



**15/375 Abbotsford St NORTH MELBOURNE 3051 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$630,000

**Method:** Sold Before Auction

**Date:** 01/10/2021

**Property Type:** Apartment

This property does not have a new kitchen or bathroom as does 15/348 Dryburgh Street North Melbourne

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.

**Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161**



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