

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 109/41 Dryburgh Street, West Melbourne, 3003

Indicative selling price

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

Single price or range between \$420,000.00 & \$460,000.00

Median sale price

Median price \$493,000.00 Property type Unit/Apartment Suburb WEST MELBOURNE

Period - From Apr 2024 to Jun 2024 Source REIV

Comparable property sales

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
215/145 Roden St WEST MELBOURNE 3003	\$420,000.00	2/08/2024
711/41 Batman St WEST MELBOURNE 3003	\$455,000.00	1/05/2024
1010/33 Rose La MELBOURNE 3000	\$450,000.00	18/03/2024

This Statement of Information was prepared on: Friday 13th September 2024