

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

505/9 DRYBURGH STREET WEST MELBOURNE VIC 3003

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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

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

521/121 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$515,000	20-Oct-23
208/493-499 VICTORIA STREET WEST MELBOURNE VIC 3003	\$515,000	04-Jan-24
606/9 DRYBURGH STREET WEST MELBOURNE VIC 3003	\$521,500	18-Oct-23

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: 29 January 2024



521/121 ROSSLYN STREET WEST MELBOURNE VIC 3003

2 1 1

Sold Price

\$515,000

Sold Date **20-Oct-23**

Distance **0.73km**



208/493-499 VICTORIA STREET WEST MELBOURNE VIC 3003

2 1 1

Sold Price

^{RS} **\$515,000**

Sold Date **04-Jan-24**

Distance **0.25km**



606/9 DRYBURGH STREET WEST MELBOURNE VIC 3003

2 1 1

Sold Price

^{RS} **\$521,500**

Sold Date **18-Oct-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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