

## 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

12 Little Dryburgh Street South 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 May 2020

to

30 Apr 2021

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

12/45 Leveson Street North Melbourne VIC 3051	\$940,000	24-Dec-20
21/650 Swanston Street Carlton VIC 3053	\$1,045,000	12-Dec-20

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: 12 May 2021



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**12/45 Leveson Street North  
Melbourne VIC 3051**

2 2 1

Sold Price

<sup>RS</sup>

**\$940,000**

Sold Date

**24-Dec-20**

Distance

**0.57km**



**21/650 Swanston Street Carlton  
VIC 3053**

2 2 1

Sold Price

**\$1,045,000**

Sold Date

**12-Dec-20**

Distance

**1.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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