

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	519 Dryburgh Street, North Melbourne Vic 3051
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Indicative selling price

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

Range between	\$2,300,000	&	\$2,500,000
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Median sale price

Median price	\$1,387,500	House	x	Suburb	North Melbourne
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Period - From	01/07/2021	to	30/06/2022	Source	REIV
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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	\$	
2	\$	
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:

21/09/2022 08:21