

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

411/35 Dryburgh Street, West Melbourne Vic 3003

Indicative selling price

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

Single price \$458,000

Median sale price

Median price \$521,000

Property Type Unit

Suburb West Melbourne

Period - From 01/01/2023

to 31/12/2023

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	4405/33 Rose La MELBOURNE 3000	\$460,000	20/02/2024
2	1010/33 Rose La MELBOURNE 3000	\$450,000	18/03/2024
3	410/41 Dryburgh St WEST MELBOURNE 3003	\$442,500	21/11/2023

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:

10/04/2024 18:13