

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

G4/41 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

\$492,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Dec 2022

to

30 Nov 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

403/175 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$570,000	20-Jun-23
104/140 DUDLEY STREET WEST MELBOURNE VIC 3003	\$510,000	08-Oct-23
809/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$580,000	05-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: 07 December 2023



**403/175 ROSSLYN STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

\$570,000

Sold Date

20-Jun-23

Distance

0.71km



**104/140 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

\$510,000

Sold Date

08-Oct-23

Distance

0.8km



**809/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

^{RS} **\$580,000**

Sold Date

05-Oct-23

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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