

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

7/222 Dryburgh Street, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$1,300,500

Property Type

House

Suburb

North Melbourne

Period - From

01/01/2019

to

31/12/2019

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	9 Smith St KENSINGTON 3031	\$1,110,000	10/08/2019
2	3/2 Scotia St NORTH MELBOURNE 3051	\$1,073,000	21/11/2019
3	52 Derby St KENSINGTON 3031	\$1,035,000	26/10/2019

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:

07/02/2020 13:04

7/222 Dryburgh Street, North Melbourne Vic 3051



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,100,000

Median House Price

Year ending December 2019: \$1,300,500

Comparable Properties



9 Smith St KENSINGTON 3031 (REI/VG)

Agent Comments

3 2 -

Price: \$1,110,000

Method: Private Sale

Date: 10/08/2019

Property Type: Townhouse (Single)

Land Size: 63 sqm approx



3/2 Scotia St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

2 2 1

Price: \$1,073,000

Method: Sold Before Auction

Date: 21/11/2019

Property Type: Townhouse (Res)



52 Derby St KENSINGTON 3031 (REI/VG)

Agent Comments

3 2 2

Price: \$1,035,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

Account - Belle Property Melbourne | P: 03 9600 2192 | F: 03 9600 3962



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.