

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$422,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$503,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Dec 2023

to

30 Nov 2024

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

|  |        |           |
|--|--------|-----------|
| 66/20 BANK PLACE MELBOURNE VIC 3000          | 475000 | 11-Apr-24 |
| 1410/120 A'BECKETT STREET MELBOURNE VIC 3000 | 600000 | 20-May-24 |
| 101-107 HAWKE STREET WEST MELBOURNE VIC 3003 | 589000 | 15-Apr-24 |

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 2024



**66/20 BANK PLACE MELBOURNE  
 VIC 3000**

2 2 1

Sold Price **475000** Sold Date **11-Apr-24**

Distance **1.95km**



**1410/120 A'BECKETT STREET  
 MELBOURNE VIC 3000**

2 2 1

Sold Price <sup>RS</sup> **600000** Sold Date **20-May-24**

Distance **1.52km**



**101-107 HAWKE STREET WEST  
 MELBOURNE VIC 3003**

2 2 1

Sold Price <sup>RS</sup> **589000** <sup>UN</sup> Sold Date **15-Apr-24**

Distance **0.41km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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