

# 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

2/417 Dryburgh Street, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$500,000

&

\$550,000

### Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

North Melbourne

Period - From

01/04/2021

to

30/06/2021

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	10/417 Dryburgh St NORTH MELBOURNE 3051	\$600,000	23/03/2021
2	3/80 Oshanassy St NORTH MELBOURNE 3051	\$560,000	10/07/2021
3	317/111 Canning St NORTH MELBOURNE 3051	\$550,000	01/07/2021

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:

02/08/2021 11:26



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
June quarter 2021: \$610,000

## Comparable Properties



**10/417 Dryburgh St NORTH MELBOURNE 3051** **Agent Comments**  
(VG)



**Price:** \$600,000  
**Method:** Sale  
**Date:** 23/03/2021  
**Property Type:** Flat/Unit/Apartment (Res)



**3/80 Oshanassy St NORTH MELBOURNE 3051** **Agent Comments**  
(REI)



**Price:** \$560,000  
**Method:** Auction Sale  
**Date:** 10/07/2021  
**Property Type:** Apartment

**317/111 Canning St NORTH MELBOURNE 3051** **Agent Comments**  
(VG)



**Price:** \$550,000  
**Method:** Sale  
**Date:** 01/07/2021  
**Property Type:** Flat/Unit/Apartment (Res)