



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 G1/380 Queensberry, North Melbourne, 3051

Indicative selling price

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

Single price or range between &

Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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
304/130-140 ERROL STREET NORTH MELBOURNE VIC 3051	\$405,000.00	7/09/2022
304/33 WRECKYN STREET NORTH MELBOURNE VIC 3051	\$405,000.00	5/09/2022
G6/9 DRYBURGH STREET WEST MELBOURNE VIC 3003	\$400,000.00	31/12/2022

This Statement of Information was prepared on: