

## 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

G1/93 ARDEN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$345,000

&

\$375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Nov 2023

to

31 Oct 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

303/230 DRYBURGH STREET NORTH MELBOURNE VIC 3051	\$363,000	15-Apr-24
408/108 MUNSTER TERRACE NORTH MELBOURNE VIC 3051	\$369,950	07-Jun-24
9/19-21 CHAPMAN STREET NORTH MELBOURNE VIC 3051	\$372,000	22-May-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: 29 November 2024



**303/230 DRYBURGH STREET  
NORTH MELBOURNE VIC 3051**

1 1 -

Sold Price **\$363,000** Sold Date **15-Apr-24**

Distance **0.3km**



**408/108 MUNSTER TERRACE  
NORTH MELBOURNE VIC 3051**

1 1 1

Sold Price **\$369,950** Sold Date **07-Jun-24**

Distance **0.34km**



**9/19-21 CHAPMAN STREET NORTH  
MELBOURNE VIC 3051**

1 1 1

Sold Price **\$372,000** Sold Date **22-May-24**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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