

102/230 Dryburgh Street, North Melbourne, VIC 3051

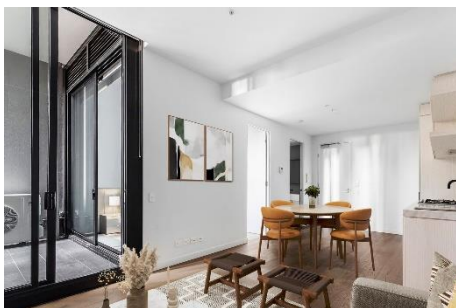


1 Bed, 1 Bath
Property Type: Apartment
Indicative Selling Price
 \$330,000
Median House Price
 Year ending March 2024: \$582,500

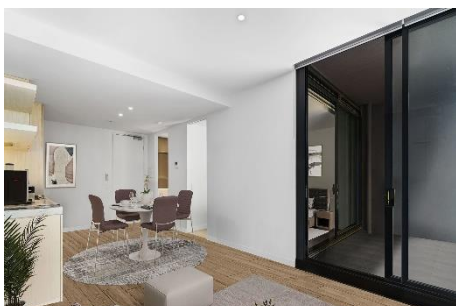
Comparable Properties



308/130 Dudley Street, WEST MELBOURNE 3003 (REI)
1 Bed, 1 Bath
Price: \$340,000
Method: Private Sale
Date: 24/05/2024
Property Type: Apartment
Agent Comments: This property has the following in comparison: Similar location, Superior condition & Similar size



12/33 Blackwood Street, NORTH MELBOURNE 3051 (REI/VG)
1 Bed, 1 Bath
Price: \$333,000
Method: Private Sale
Date: 05/04/2024
Property Type: Apartment
Agent Comments: This property has the following in comparison: Similar location, Superior condition & Inferior size



424/33 Blackwood Street, NORTH MELBOURNE 3051 (REI)
1 Bed, 1 Bath
Price: \$320,000
Method: Sold Before Auction
Date: 20/05/2024
Property Type: Apartment
Agent Comments: This property has the following in comparison: Similar location, Similar condition & Inferior size

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

102/230 Dryburgh Street, North Melbourne, VIC 3051
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Indicative selling price

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

Single price

\$330,000

Median sale price

Median price

\$582,500

Unit

x

Suburb

North Melbourne

Period - From

01/04/2023

to

31/03/2024

Source

REIV

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
308/130 Dudley Street, WEST MELBOURNE 3003	\$340,000	24/05/2024
12/33 Blackwood Street, NORTH MELBOURNE 3051	\$333,000	05/04/2024
424/33 Blackwood Street, NORTH MELBOURNE 3051	\$320,000	20/05/2024

This Statement of Information was prepared on:

21/06/2024 14:03
