

# 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 8/9 Murphy 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)

Price Range

\$340,000

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\$350,000

### Median sale price

Median price

\$448,000

Property Type

Apartment

Suburb

North Melbourne (3051)

Period - From

12/04/2021

to

12/04/2022

Source

[www.propertydata.com.au](http://www.propertydata.com.au)

### Comparable property sales

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
12/368 DRYBURGH STREET, NORTH MELBOURNE VIC 3051	\$389,000	19/03/2022
303/9-13 EARL STREET, CARLTON VIC 3053	\$350,000	14/02/2022
17/9 MURPHY STREET, NORTH MELBOURNE VIC 3051	\$320,000	25/11/2021

This Statement of Information was prepared on: 12/04/2022