

# 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 g5/41 Dryburgh Street, West Melbourne Vic 3003

### Indicative selling price

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

Range between \$390,000 & \$429,000

### Median sale price

Median price \$553,750 Property Type Unit Suburb West Melbourne

Period - From 24/09/2023 to 23/09/2024 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	9/700 Queensberry St NORTH MELBOURNE 3051	\$425,000	29/08/2024
2	213/9 Dryburgh St WEST MELBOURNE 3003	\$425,000	03/05/2024
3	508/393 Spencer St WEST MELBOURNE 3003	\$410,000	29/04/2024

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: 24/09/2024 10:17



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**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$390,000 - \$429,000  
**Median Unit Price**  
24/09/2023 - 23/09/2024: \$553,750

## Comparable Properties



**9/700 Queensberry St NORTH MELBOURNE 3051 (REI)** Agent Comments

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**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 29/08/2024  
**Property Type:** Apartment



**213/9 Dryburgh St WEST MELBOURNE 3003 (REI/VG)** Agent Comments

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**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 03/05/2024  
**Property Type:** Apartment



**508/393 Spencer St WEST MELBOURNE 3003 (REI/VG)** Agent Comments

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**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 29/04/2024  
**Property Type:** Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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