

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

603/41 Dryburgh Street West Melbourne VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jan 2020

to

31 Dec 2020

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

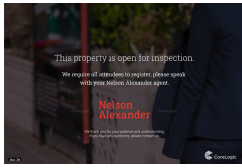
Date of sale

12/45 Leveson Street North Melbourne VIC 3051	\$940,000	24-Dec-20
38/801 Bourke Street Docklands VIC 3008	\$710,000	22-Dec-20
23 Wilson Mews North Melbourne VIC 3051	\$842,000	12-Dec-20

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: 18 January 2021



**12/45 Leveson Street North
Melbourne VIC 3051**

2 2 1

Sold Price ^{RS} **\$940,000** Sold Date **24-Dec-20**

Distance **0.74km**

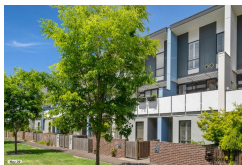


**38/801 Bourke Street Docklands
VIC 3008**

2 2 1

Sold Price ^{RS} **\$710,000** Sold Date **22-Dec-20**

Distance **1.54km**



**23 Wilson Mews North Melbourne
VIC 3051**

2 2 1

Sold Price ^{RS} **\$842,000** Sold Date **12-Dec-20**

Distance **1.41km**

RS = Recent sale UN = Undisclosed Sale

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