

### 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

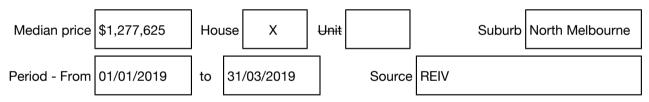
234 Dryburgh Street, North Melbourne Vic 3051

#### Indicative selling price

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

Single price \$875,000

#### Median sale price



#### 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	14 Chetwynd St WEST MELBOURNE 3003	\$940,000	02/03/2019
2	2/1 Plane Tree Way NORTH MELBOURNE 3051	\$890,000	18/04/2019
3	726 Queensberry St NORTH MELBOURNE 3051	\$851,000	15/01/2019

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.

#### Account - Jellis Craig

propertydata

Generated: 20/06/2019 11:38

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Res) Land Size: 103 sqm approx Agent Comments Trevor Gange 03 8415 6100 0499 332 211 trevorgange@jelliscraig.com.au

Indicative Selling Price \$875,000 Median House Price March quarter 2019: \$1,277,625

## **Comparable Properties**





14 Chetwynd St WEST MELBOURNE 3003 (REI/VG) 2 
1 
2 
-

Price: \$940,000 Method: Auction Sale Date: 02/03/2019 Rooms: -Property Type: House (Res)

2/1 Plane Tree Way NORTH MELBOURNE 3051 Agent Comments (REI/VG)



Price: \$890,000 Method: Sold Before Auction Date: 18/04/2019 Rooms: -Property Type: Townhouse (Res)



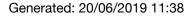
726 Queensberry St NORTH MELBOURNE 3051 (REI/VG)



Price: \$851,000 Method: Private Sale Date: 15/01/2019 Rooms: 3 Property Type: House Land Size: 120 sqm approx Agent Comments

Agent Comments

Account - Jellis Craig



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