

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

805/65 DUDLEY 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

West Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

| | | |
|---|-----------|-----------|
| 1106/673-683 LA TROBE STREET DOCKLANDS VIC 3008 | \$500,000 | 01-Mar-24 |
| 1107/500 ELIZABETH STREET MELBOURNE VIC 3000 | \$500,000 | 29-Feb-24 |
| 1916/65 DUDLEY STREET WEST MELBOURNE VIC 3003 | \$475,000 | 09-Nov-23 |

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: 30 April 2024



**1106/673-683 LA TROBE STREET
DOCKLANDS VIC 3008**

2 2 -

Sold Price

^{RS} **\$500,000**

Sold Date **01-Mar-24**

Distance **0.56km**



**1107/500 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

\$500,000

Sold Date **29-Feb-24**

Distance **0.92km**



**1916/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

2 2 -

Sold Price

\$475,000

Sold Date **09-Nov-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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