

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

113/130-154 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

\$349,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Nov 2021

to

31 Oct 2022

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

1407/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$310,000	02-Jun-22
1502/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$310,000	18-Jul-22
2307/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$355,000	29-Oct-21

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: 25 November 2022

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**1407/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 1  1  -

Sold Price

\$310,000

Sold Date

02-Jun-22

Distance

0.1km



**1502/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 1  1  -

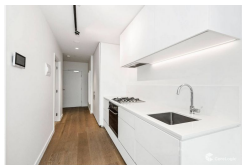
Sold Price

Sold Date

18-Jul-22

Distance

0.1km



**2307/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 1  1  -

Sold Price

\$355,000

Sold Date

29-Oct-21

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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