

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

1815/65 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

\$355,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

601/140 DUDLEY STREET WEST MELBOURNE VIC 3003	\$392,000	24-Jul-24
3206/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$392,000	16-Aug-24
3502/350 WILLIAM STREET MELBOURNE VIC 3000	\$370,000	18-Mar-24

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: 05 September 2024



**601/140 DUDLEY STREET WEST
MELBOURNE VIC 3003**

1 1 -

Sold Price ^{RS} **\$392,000** Sold Date **24-Jul-24**

Distance **0.09km**



**3206/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$392,000** ^{UN} Sold Date **16-Aug-24**

Distance **0.49km**



**3502/350 WILLIAM STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$370,000** Sold Date **18-Mar-24**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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