

## 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

113/140 DUDLEY STREET WEST MELBOURNE VIC 3003

### Indicative selling price

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

Single Price

\$350,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

1807/280 SPENCER STREET MELBOURNE VIC 3000	\$350,000	30-Dec-23
3909/220 SPENCER STREET MELBOURNE VIC 3000	\$350,000	01-Mar-24
210/25 BYRON STREET NORTH MELBOURNE VIC 3051	\$350,000	22-Feb-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: 14 March 2024



**1807/280 SPENCER STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$350,000** Sold Date **30-Dec-23**

Distance **0.5km**



**3909/220 SPENCER STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price <sup>RS</sup> **\$350,000** <sup>UN</sup> Sold Date **01-Mar-24**

Distance **0.71km**



**210/25 BYRON STREET NORTH  
MELBOURNE VIC 3051**

1 1 1

Sold Price <sup>RS</sup> **\$350,000** Sold Date **22-Feb-24**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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