

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

2605/65 Dudley Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$560,000 & \$560,000

Median sale price

Median price \$585,000 Property Type Unit Suburb West Melbourne

Period - From 01/07/2021 to 30/06/2022 Source REIV

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	244/183 City Rd SOUTHBANK 3006	\$560,000	15/08/2022
2	114/183 City Rd SOUTHBANK 3006	\$560,000	02/07/2022
3	1806/28 Wills St MELBOURNE 3000	\$560,000	21/09/2022

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.~~

This Statement of Information was prepared on:

12/10/2022 18:02

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Indicative Selling Price

\$560,000 - \$560,000

Median Unit Price

Year ending June 2022: \$585,000



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



244/183 City Rd SOUTHBANK 3006 (REI)

Agent Comments

 2  1  1

Price: \$560,000

Method: Private Sale

Date: 15/08/2022

Property Type: Apartment



114/183 City Rd SOUTHBANK 3006 (VG)

Agent Comments

 2  -  -

Price: \$560,000

Method: Sale

Date: 02/07/2022

Property Type: Flat/Unit/Apartment (Res)



1806/28 Wills St MELBOURNE 3000 (REI)

Agent Comments

 2  1  1

Price: \$560,000

Method: Private Sale

Date: 21/09/2022

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802