

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 608/150 Dudley Street, West Melbourne, VIC 3003

Indicative selling price

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

Price Range

\$325,000

&

\$350,000

Median sale price

Median price

\$465,437

Property Type

Apartment

Suburb

West Melbourne (3003)

Period - From

16/09/2023

to

16/09/2024

Source

REA

Comparable property sales

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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
308/130 DUDLEY STREET, WEST MELBOURNE VIC 3003	\$340,000	13/05/2024
2214/220 SPENCER STREET, MELBOURNE VIC 3000	\$340,000	12/07/2024
2503/11 ROSE LANE, MELBOURNE VIC 3000	\$350,000	18/07/2024

This Statement of Information was prepared on: 16/09/2024