



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 114/118 Dudley Street, West Melbourne, 3003

Indicative selling price

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

Single price or range between \$640,000.00 & \$680,000.00

Median sale price

Median price \$480,800.00 Property type Unit/Apartment Suburb WEST MELBOURNE

Period - From Jul 2021 to Sep 2021 Source REIV

Comparable property sales

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 |
|---------------------------------------|--------------|--------------|
| 126/38 Kavanagh St SOUTHBANK 3006 | \$670,000.00 | 25/09/2021 |
| 108/118 Dudley St WEST MELBOURNE 3003 | \$660,000.00 | 15/11/2021 |
| 304/95 Berkeley St MELBOURNE 3000 | \$652,000.00 | 19/11/2021 |

This Statement of Information was prepared on: Thursday 20th January 2022