

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

606/140 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

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Dec 2021

to

30 Nov 2022

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

310/140 DUDLEY STREET WEST MELBOURNE VIC 3003	\$492,500	28-Jun-22
16/44 CHETWYND STREET WEST MELBOURNE VIC 3003	\$550,000	03-Dec-22
307/107 HAWKE STREET WEST MELBOURNE VIC 3003	\$521,000	09-Dec-22

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.~~

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**310/140 DUDLEY STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price **\$492,500** Sold Date **28-Jun-22**

Distance **0km**

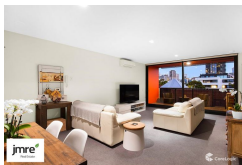


**16/44 CHETWYND STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price ^{RS} **\$550,000** Sold Date **03-Dec-22**

Distance **0.31km**



**307/107 HAWKE STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price ^{RS} **\$521,000** Sold Date **09-Dec-22**

Distance **0.39km**

RS = Recent sale **UN** = Undisclosed Sale

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