

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

5/22 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Nov 2021

to

31 Oct 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

7/30 DUDLEY STREET WEST MELBOURNE VIC 3003	\$815,000	17-Sep-22
908/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$795,000	04-Jul-22
5509/560 LONSDALE STREET MELBOURNE VIC 3000	\$780,000	05-Oct-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.~~

This Statement of Information was prepared on: 22 November 2022

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7/30 DUDLEY STREET WEST MELBOURNE VIC 3003

2 2 1

Sold Price

\$815,000

Sold Date

17-Sep-22

Distance

0km



908/112 ADDERLEY STREET WEST MELBOURNE VIC 3003

2 2 1

Sold Price

\$795,000

Sold Date

04-Jul-22

Distance

0.61km



5509/560 LONSDALE STREET MELBOURNE VIC 3000

2 2 1

Sold Price

^{RS} **\$780,000**

Sold Date

05-Oct-22

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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