

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

606/118 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

\$485,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Dec 2022

to

30 Nov 2023

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

1301/41 BATMAN STREET WEST MELBOURNE VIC 3003	\$495,000	25-Jul-23
3613/618 LONSDALE STREET MELBOURNE VIC 3000	\$496,000	10-Aug-23
307/9 DRYBURGH STREET WEST MELBOURNE VIC 3003	\$485,000	05-Aug-23

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: 01 December 2023



**1301/41 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2  1  1

Sold Price **\$495,000** Sold Date **25-Jul-23**

Distance **0.19km**



**3613/618 LONSDALE STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$496,000** Sold Date **10-Aug-23**

Distance **0.58km**



**307/9 DRYBURGH STREET WEST
MELBOURNE VIC 3003**

 2  1  1

Sold Price **\$485,000** Sold Date **05-Aug-23**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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