

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

1107/65 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

\$375,000

&

\$412,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Oct 2021

to

30 Sep 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

304/130-140 ERROL STREET NORTH MELBOURNE VIC 3051	\$405,000	21-Sep-22
304/33 WRECKYN STREET NORTH MELBOURNE VIC 3051	\$405,000	06-Sep-22
1307/8 PEARL RIVER ROAD DOCKLANDS VIC 3008	\$412,000	17-Aug-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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**304/130-140 ERROL STREET
NORTH MELBOURNE VIC 3051**

1 1 1

Sold Price ^{RS} **\$405,000** ^{UN} Sold Date **21-Sep-22**

Distance **0.94km**



**304/33 WRECKYN STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price Sold Date **06-Sep-22**

Distance **1.18km**



**1307/8 PEARL RIVER ROAD
DOCKLANDS VIC 3008**

1 1 1

Sold Price **\$412,000** Sold Date **17-Aug-22**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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