

Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

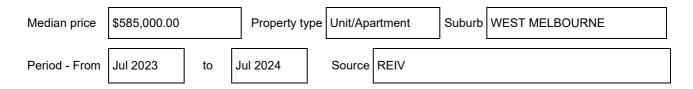
Address Including suburb and postcode 405/118 Dudley Street, West Melbourne, 3003

Indicative selling price

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

Single price		or range between	\$448,000.00	&	\$488,000.00
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Median sale price



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
103/83 Flemington Rd NORTH MELBOURNE 3051	\$475,000.00	18/04/2024
405/64 Macaulay Rd NORTH MELBOURNE 3051	\$470,000.00	15/06/2024
403/64 Macaulay Rd NORTH MELBOURNE 3051	\$470,000.00	16/03/2024

This Statement of Information was prepared on: Wednesday 10th July 2024

