

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

1303/65 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

\$535,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jul 2022

to

30 Jun 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

706/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$530,000	15-Jun-23
2605/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$540,000	15-Jan-23
403/175 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$570,000	20-Jun-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: 05 July 2023


**706/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 2
  2
  1

Sold Price

^{RS}
\$530,000

Sold Date

15-Jun-23

Distance

0km

**2605/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 2
  2
  1

Sold Price

\$540,000

Sold Date

15-Jan-23

Distance

0km




**403/175 ROSSLYN STREET WEST
MELBOURNE VIC 3003**

 2
  2
  1

Sold Price

^{RS}
\$570,000

Sold Date

20-Jun-23

Distance

0.14km
RS = Recent sale

UN = Undisclosed Sale

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