

## 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

109/45 Dudley Street, West Melbourne VIC 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

\$418,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Apartment

Suburb

West Melbourne

Period-from

01 Jun 2023

to

31 May 2024

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

2214/105 BATMAN STREET, WEST MELBOURNE VIC 3003	\$ 450,000	6-NOV-24
3408C/250 SPENCER STREET, MELBOURNE VIC 3000	\$ 544,700	12-OCT- 24
1208C/250 SPENCER STREET, MELBOURNE VIC 3000	\$535,900	07-NOV-24

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: 07 DEC 2024

