

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

104/140 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)

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$570,000

Property type

Unit

Suburb

West Melbourne

Period - From

01/04/2023

to

30/06/2023

Source

REIV

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 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
1. 706/65 Dudley Street West Melbourne VIC 3003	\$530,000	15/06/2023
2. 403/175 Rosslyn Street West Melbourne VIC 3003	\$570,000	20/06/2023
3. 110/23 Batman Street West Melbourne VIC 3003	\$580,000	23/06/2023

This Statement of Information was prepared on:

20/09/2023