

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*



219/118 Dudley St
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 \$ 270,000 & \$ 295,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 390,000 *House ☐ *1-bed Unit ☒ Suburb West Melbourne, VIC 3003
Period - From 01/02/2023 to 31/01/2024 Source Proptrack Australia

Comparable property sales

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. 318/119 Dudley St, West Melbourne, VIC 3003	\$ 271,000	1 st Feb 2024
2. 507/429 Spencer St, West Melbourne, VIC 3003	\$ 302,500	28 th Oct 2023
3. 1306/53 Batman St, West Melbourne, VIC 3003	\$ 280,000	23 rd Oct 2023