

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

208/140 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)

Single Price

or range
between

\$379,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

210/121 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$415,000	02-Aug-24
1414/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$405,000	03-Jun-24
501/393 SPENCER STREET WEST MELBOURNE VIC 3003	\$405,000	01-Jul-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: 25 October 2024


**210/121 ROSSLYN STREET WEST
MELBOURNE VIC 3003**

 Sold Price **\$415,000** Sold Date **02-Aug-24**
 1  1  1

 Distance **0.05km**

**1414/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

 Sold Price **\$405,000** Sold Date **03-Jun-24**
 1  1  1

 Distance **0.22km**

**501/393 SPENCER STREET WEST
MELBOURNE VIC 3003**

 Sold Price Sold Date **01-Jul-24**
 1  1  1

 Distance **0.23km**

RS = Recent sale UN = Undisclosed Sale

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