

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

406/118 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jul 2023

to

30 Jun 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

711/41 BATMAN STREET WEST MELBOURNE VIC 3003	\$455,000	01-May-24
1305/41 BATMAN STREET WEST MELBOURNE VIC 3003	\$465,000	02-May-24
1011/33 BATMAN STREET WEST MELBOURNE VIC 3003	\$430,000	-

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: 22 July 2024



**711/41 BATMAN STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price **\$455,000** Sold Date **01-May-24**

Distance **0.21km**



**1305/41 BATMAN STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price ^{RS} **\$465,000** Sold Date **02-May-24**

Distance **0.21km**



**1011/33 BATMAN STREET WEST
MELBOURNE VIC 3003**

2 1 -

Sold Price **\$430,000** Sold Date -

Distance -

RS = Recent sale

UN = Undisclosed Sale

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