

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

602/150 Dudley Street, West Melbourne Vic 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$373,000

Property Type

Unit

Suburb

West Melbourne

Period - From

01/07/2022

to

30/09/2022

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	2307/380 Little Lonsdale St MELBOURNE 3000	\$505,000	05/06/2022
2	310/140 Dudley St WEST MELBOURNE 3003	\$492,500	13/07/2022
3	2106/618 Lonsdale St MELBOURNE 3000	\$492,000	24/07/2022

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 six months.~~

This Statement of Information was prepared on:

26/10/2022 16:55



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2307/380 Little Lonsdale St MELBOURNE 3000 Agent Comments
(REI)



Price: \$505,000

Method: Private Sale

Date: 05/06/2022

Property Type: Apartment



310/140 Dudley St WEST MELBOURNE 3003 Agent Comments
(REI/VG)



Price: \$492,500

Method: Private Sale

Date: 13/07/2022

Property Type: Apartment



2106/618 Lonsdale St MELBOURNE 3000 Agent Comments
(REI/VG)



Price: \$492,000

Method: Private Sale

Date: 24/07/2022

Property Type: Apartment