

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

809/65 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

\$550,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

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

403/175 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$570,000	20-Jun-23
710/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$600,000	19-Jun-23
1706/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$585,000	16-May-23

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: 18 August 2023

**403/175 ROSSLYN STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

^{RS} **\$570,000** Sold Date **20-Jun-23**Distance **0.14km****710/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

^{RS} **\$600,000** ^{UN} Sold Date **19-Jun-23**Distance **0.17km****1706/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

\$585,000 Sold Date **16-May-23**Distance **0.17km****RS** = Recent sale**UN** = Undisclosed Sale

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