

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

107/150 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jun 2022

to

31 May 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

113/150 DUDLEY STREET WEST MELBOURNE VIC 3003	\$450,000	11-May-23
206/150 DUDLEY STREET WEST MELBOURNE VIC 3003	\$430,500	25-Jul-17
305/150 DUDLEY STREET WEST MELBOURNE VIC 3003	\$445,000	09-May-17

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: 13 June 2023



**113/150 DUDLEY STREET WEST
MELBOURNE VIC 3003**

1 1 1

Sold Price

^{RS} **\$450,000**

Sold Date

11-May-23

Distance

0km



FURNISHED INC UTILITIES, WIFI & LOCAL CALLS

**206/150 DUDLEY STREET WEST
MELBOURNE VIC 3003**

1 1 -

Sold Price

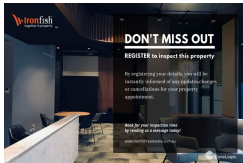
\$430,500

Sold Date

25-Jul-17

Distance

0km



DON'T MISS OUT

REGISTER to inspect this property

By providing your details, you will be notified of any future listings in the area for your property requirements.

Book in your inspection time by clicking on the link below.

**305/150 DUDLEY STREET WEST
MELBOURNE VIC 3003**

1 1 1

Sold Price

\$445,000

Sold Date

09-May-17

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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