

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

602/140 Dudley Street, West Melbourne Vic 3003

Indicative selling price

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

Single price

\$465,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

West Melbourne

Period - From

01/10/2019

to

31/12/2019

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	1406/100 Harbour Esp DOCKLANDS 3008	\$478,000	04/11/2019
2	23/700 Queensberry St NORTH MELBOURNE 3051	\$475,000	24/08/2019
3	402/340 Russell St MELBOURNE 3000	\$470,000	12/09/2019

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:

21/02/2020 17:25



Property Type: Unit
Agent Comments

Indicative Selling Price

\$465,000

Median Unit Price

December quarter 2019: \$680,000

Comparable Properties



1406/100 Harbour Esp DOCKLANDS 3008 (REI)

Agent Comments



Price: \$478,000

Method: Private Sale

Date: 04/11/2019

Property Type: Apartment



23/700 Queensberry St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$475,000

Method: Auction Sale

Date: 24/08/2019

Property Type: Apartment



402/340 Russell St MELBOURNE 3000 (REI)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 12/09/2019

Rooms: 3

Property Type: Apartment