

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

211/150 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jan 2022

to

31 Dec 2022

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

105/25 BYRON STREET NORTH MELBOURNE VIC 3051	420000	03-Oct-22
709/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	424999	26-Sep-22
2107/105 BATMAN STREET WEST MELBOURNE VIC 3003	435000	01-Jan-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.

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**105/25 BYRON STREET NORTH
MELBOURNE VIC 3051**

 1  1  1

Sold Price **420000** Sold Date **03-Oct-22**

Distance **0.86km**



**709/58 JEFFCOTT STREET WEST
MELBOURNE VIC 3003**

 1  1  1

Sold Price **424999** Sold Date **26-Sep-22**

Distance **0.24km**



**2107/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

 1  1  1

Sold Price ^{RS} **435000** Sold Date **01-Jan-23**

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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