

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

502/140 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

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Nov 2019

to

31 Oct 2020

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

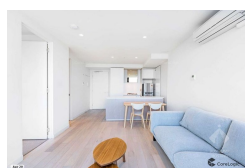
Date of sale

5207/135 Abeckett Street Melbourne VIC 3000	\$440,000	18-Jun-20
801/315-321 La Trobe Street Melbourne VIC 3000	\$468,000	15-May-20
402/11 Stawell Street North Melbourne VIC 3051	\$440,000	23-Jun-20

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: 24 November 2020

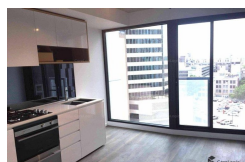


**5207/135 Abeckett Street
Melbourne VIC 3000**

1 1 -

Sold Price **\$440,000** Sold Date **18-Jun-20**

Distance **0.81km**

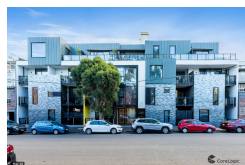


**801/315-321 La Trobe Street
Melbourne VIC 3000**

1 1 1

Sold Price **\$468,000** Sold Date **15-May-20**

Distance **0.84km**



**402/11 Stawell Street North
Melbourne VIC 3051**

1 1 1

Sold Price **\$440,000** Sold Date **23-Jun-20**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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