

## 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

2804/65 DUDLEY STREET WEST MELBOURNE VIC 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

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

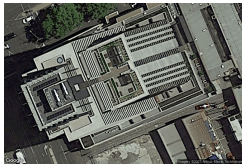
Date of sale

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 405/65 DUDLEY STREET WEST MELBOURNE VIC 3003  | \$540,000 | 23-Apr-22 |
| 706/65 DUDLEY STREET WEST MELBOURNE VIC 3003  | \$530,000 | 24-May-23 |
| 2406/65 DUDLEY STREET WEST MELBOURNE VIC 3003 | \$510,000 | 27-Jul-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: 28 August 2023



**405/65 DUDLEY STREET WEST  
MELBOURNE VIC 3003**

 2  2  1

Sold Price

**\$540,000**

Sold Date

**23-Apr-22**

Distance

**0km**



**706/65 DUDLEY STREET WEST  
MELBOURNE VIC 3003**

 2  2  1

Sold Price

**\$530,000**

Sold Date

**24-May-23**

Distance

**0km**



**2406/65 DUDLEY STREET WEST  
MELBOURNE VIC 3003**

 2  2  -

Sold Price

<sup>RS</sup>**\$510,000**

Sold Date

**27-Jul-23**

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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