

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

1312/65 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

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Oct 2023

to

30 Sep 2024

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

305/408 SPENCER STREET WEST MELBOURNE VIC 3003	\$679,000	13-Apr-24
405/150 DUDLEY STREET WEST MELBOURNE VIC 3003	\$482,000	19-Oct-23
111/140 DUDLEY STREET WEST MELBOURNE VIC 3003	\$468,000	27-Oct-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: 15 October 2024



**305/408 SPENCER STREET WEST
 MELBOURNE VIC 3003**

2 1 -

Sold Price

\$679,000

Sold Date

13-Apr-24

Distance

0.05km



**405/150 DUDLEY STREET WEST
 MELBOURNE VIC 3003**

2 1 1

Sold Price

\$482,000

Sold Date

19-Oct-23

Distance

0.06km



**111/140 DUDLEY STREET WEST
 MELBOURNE VIC 3003**

2 1 1

Sold Price

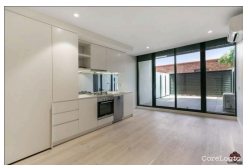
\$468,000

Sold Date

27-Oct-23

Distance

0.08km



**130-132 DUDLEY STREET WEST
 MELBOURNE VIC 3003**

2 1 1

Sold Price

\$530,000

Sold Date

26-May-24

Distance

0.09km



**706/130-154 DUDLEY STREET
 WEST MELBOURNE VIC 3003**

2 1 1

Sold Price

Sold Date

26-May-24

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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