

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

103A/118 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jul 2022

to

30 Jun 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

1403/280 SPENCER STREET MELBOURNE VIC 3000	\$350,000	31-May-23
207/24 COBDEN STREET NORTH MELBOURNE VIC 3051	\$380,000	08-Apr-23
1212/200 SPENCER STREET MELBOURNE VIC 3000	\$380,000	05-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: 26 July 2023



**1403/280 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$350,000** Sold Date **31-May-23**

Distance **0.54km**



**207/24 COBDEN STREET NORTH
MELBOURNE VIC 3051**

 1  1  1

Sold Price **\$380,000** Sold Date **08-Apr-23**

Distance **0.72km**



**1212/200 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price ^{RS} **\$380,000** ^{UN} Sold Date **05-Jul-23**

Distance **0.81km**

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

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