

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 109/118 Dudley Street, West Melbourne Vic 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000 & \$620,000

Median sale price

Median price \$540,000 Property Type Unit Suburb West Melbourne

Period - From 01/07/2023 to 30/09/2023 Source REIV

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 six 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
1	703/130 Dudley St WEST MELBOURNE 3003	\$610,000	14/11/2023
2	710/105 Batman St WEST MELBOURNE 3003	\$600,000	19/06/2023
3	110/23 Batman St WEST MELBOURNE 3003	\$580,000	23/06/2023

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 six months.~~

This Statement of Information was prepared on: 21/11/2023 20:49



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



703/130 Dudley St WEST MELBOURNE 3003 (REI)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 14/11/2023

Property Type: Apartment



710/105 Batman St WEST MELBOURNE 3003 (REI/VG)

Agent Comments



Price: \$600,000

Method: Expression of Interest

Date: 19/06/2023

Property Type: Apartment



110/23 Batman St WEST MELBOURNE 3003 (REI/VG)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 23/06/2023

Property Type: Apartment