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	109/118 Dudley Street, West Melbourne Vic 3003
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$570,000	&	\$620,000
	40.0,000	<u> </u>	40=0,000

Median sale price

Median price	\$540,000	Pro	perty Type	Unit		Suburb	West Melbourne
Period - From	01/07/2023	to	30/09/2023		Sour	ce 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

Add	dress 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 comparableproperties 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





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Indicative Selling Price \$570,000 - \$620,000 Median Unit Price September quarter 2023: \$540,000





Comparable Properties



703/130 Dudley St WEST MELBOURNE 3003

(REI)

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• 2

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Price: \$610,000 **Method:** Private Sale **Date:** 14/11/2023

Property Type: Apartment

Agent Comments



710/105 Batman St WEST MELBOURNE 3003

(REI/VG)



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Price: \$600,000

Method: Expression of Interest

Date: 19/06/2023

Property Type: Apartment

Agent Comments



110/23 Batman St WEST MELBOURNE 3003

(REI/VG)

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Price: \$580,000 Method: Private Sale Date: 23/06/2023

Property Type: Apartment

Agent Comments





Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822

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