

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

1706/65 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

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 May 2023

to

30 Apr 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

316/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$475,000	01-May-24
809/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$580,000	19-Sep-23
205/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$455,000	14-Aug-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: 10 May 2024

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**316/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

2 2 -

Sold Price

^{RS}

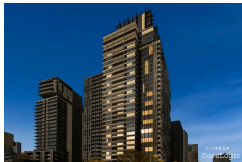
\$475,000

Sold Date

01-May-24

Distance

0km



**809/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

\$580,000

Sold Date

19-Sep-23

Distance

0km



**205/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

2 2 -

Sold Price

\$455,000

Sold Date

14-Aug-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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