

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

2313/65 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

\$490,000

&

\$540,000

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

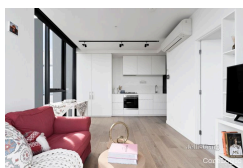
Date of sale

2406/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$510,000	27-Jul-23
1303/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$540,000	07-Sep-23
1308/408 SPENCER STREET WEST MELBOURNE VIC 3003	\$518,000	27-Feb-24

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: 23 May 2024

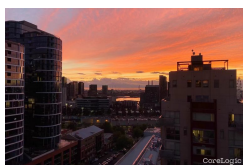


**2406/65 DUDLEY STREET WEST
 MELBOURNE VIC 3003**

 2  2  -

Sold Price **\$510,000** Sold Date **27-Jul-23**

Distance **0km**

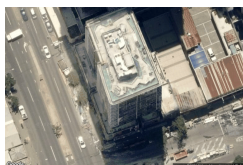


**1303/65 DUDLEY STREET WEST
 MELBOURNE VIC 3003**

 2  2  1

Sold Price **\$540,000** Sold Date **07-Sep-23**

Distance **0.02km**



**1308/408 SPENCER STREET WEST
 MELBOURNE VIC 3003**

 2  -  -

Sold Price **\$518,000** Sold Date **27-Feb-24**

Distance **0.04km**

RS = Recent sale UN = Undisclosed Sale

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