

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

407/118 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,270,000

Property type

House

Suburb

West Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

109/118 DUDLEY STREET WEST MELBOURNE VIC 3003	\$565,000	19-Dec-23
2210/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$590,000	07-Dec-23
2401/350 WILLIAM STREET MELBOURNE VIC 3000	\$535,000	30-Nov-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: 20 March 2024



**109/118 DUDLEY STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

\$565,000

Sold Date

19-Dec-23

Distance

0.02km



**2210/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

\$590,000

Sold Date

07-Dec-23

Distance

0.28km



**2401/350 WILLIAM STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

\$535,000

Sold Date

30-Nov-23

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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