

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 414/118 Dudley Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$575,000 & \$615,000

Median sale price

Median price \$600,000 Property Type Unit Suburb West Melbourne

Period - From 03/04/2023 to 02/04/2024 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	904/601 Little Lonsdale St MELBOURNE 3000	\$610,000	26/03/2024
2	30/17-21 Blackwood St NORTH MELBOURNE 3051	\$585,000	27/02/2024
3	917/145 Queensberry St CARLTON 3053	\$575,000	12/03/2024

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: 03/04/2024 14:18



Property Type: Apartment/Unit

Agent Comments

South facing, single level, 00's apartment with large terrace balcony overlooking Flagstaff Gardens.

Comparable Properties



904/601 Little Lonsdale St MELBOURNE 3000 (REI)



Price: \$610,000

Method: Private Sale

Date: 26/03/2024

Property Type: Apartment

Agent Comments

Offers one additional bathroom. Superior condition. Inferior outdoor space.



30/17-21 Blackwood St NORTH MELBOURNE 3051 (REI)



Price: \$585,000

Method: Private Sale

Date: 27/02/2024

Property Type: Apartment

Agent Comments

Inferior living area. Inferior outdoor space. Superior location.



917/145 Queensberry St CARLTON 3053 (REI)



Price: \$575,000

Method: Private Sale

Date: 12/03/2024

Property Type: Apartment

Agent Comments

Inferior outdoor area. Offers one addition parking space.