

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

706/130-154 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

West Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

8/61-63 STANLEY STREET WEST MELBOURNE VIC 3003	\$550,000	03-Dec-23
409/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$559,000	29-Jan-24
2/35 PEEL STREET WEST MELBOURNE VIC 3003	\$537,500	14-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: 09 April 2024

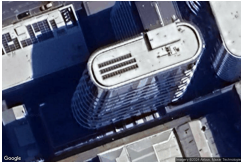


**8/61-63 STANLEY STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price **\$550,000** Sold Date **03-Dec-23**

Distance **0.18km**

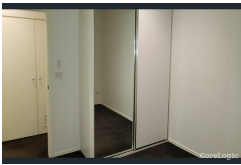


**409/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price **\$559,000** Sold Date **29-Jan-24**

Distance **0.27km**



**2/35 PEEL STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price **\$537,500** Sold Date **14-Nov-23**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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