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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

214/118 Dudley Street West Melbourne VIC 3003

2 1 1

Indicative Selling Price

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

Range between \$530,000 & \$580,000

Median Sale Price

\$516,750 Units in West melbourne between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.

	308/118 Dudley Street West Melbourne VIC 3003 2 1 1	Sold Price	\$570,000	Sold Date	02-Sep-18	Distance	-
	21/30-44 Chetwynd Street West Melbourne VIC 3003 2 1 1	Sold Price	\$565,000	Sold Date	20-Mar-18	Distance	0.25km
	111/350 Victoria Street North Melbourne VIC 3051 2 1 1	Sold Price	\$550,000	Sold Date	20-Nov-18	Distance	0.52km

RS = Recent sale UN = Undisclosed Sale

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