

## 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

504/118 Dudley Street West Melbourne VIC 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Oct 2018

to

30 Sep 2019

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

214/118 Dudley Street West Melbourne VIC 3003	\$535,000	03-May-19
1101/25 Wills Street Melbourne VIC 3000	\$585,000	11-Sep-19
26/30-44 Chetwynd Street West Melbourne VIC 3003	\$550,000	15-May-19

**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: 02 October 2019



**214/118 Dudley Street West  
Melbourne VIC 3003**

2 1 1

Sold Price **\$535,000** Sold Date **03-May-19**

Distance -



**1101/25 Wills Street Melbourne VIC  
3000**

2 1 1

Sold Price <sup>RS</sup> **\$585,000** Sold Date **11-Sep-19**

Distance **0.52km**



**26/30-44 Chetwynd Street West  
Melbourne VIC 3003**

2 1 1

Sold Price **\$550,000** Sold Date **15-May-19**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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