

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 (*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

\$550,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Sep 2018

to

31 Aug 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
26/30-44 Chetwynd Street West Melbourne VIC 3003	\$550,000	15-May-19
3215/220 Spencer Street Melbourne VIC 3000	\$572,000	13-Jul-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: 16 September 2019



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

2 1 1

Sold Price

\$535,000

Sold Date **03-May-19**

Distance

-



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

2 1 1

Sold Price

\$550,000

Sold Date **15-May-19**

Distance

0.25km



**3215/220 Spencer Street Melbourne
VIC 3000**

2 2 1

Sold Price

\$572,000

Sold Date **13-Jul-19**

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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