



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 505/118 Dudley Street, West Melbourne, 3003

Indicative selling price

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

Single price or range between \$440,000.00 & \$480,000.00

Median sale price

Median price \$580,000.00 Property type Unit/Apartment Suburb WEST MELBOURNE

Period - From Aug 2020 to Jul 2021 Source Corelogic

Comparable property sales

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
205/107 Hawke Street West Melbourne VIC 3003	\$467,500.00	17/07/2021
908/38 Rose Lane Melbourne VIC 3000	\$459,999.00	26/06/2021
1302/673-683 La Trobe Street Docklands VIC 3008	\$440,000.00	19/05/2021

This Statement of Information was prepared on: Monday 16th August 2021