

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

105/118 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Aug 2020

to

31 Jul 2021

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

213/118 Dudley Street West Melbourne VIC 3003	\$540,000	01-Mar-21
25/33 Jeffcott Street West Melbourne VIC 3003	\$580,000	03-Mar-21
107/107 Hawke Street West Melbourne VIC 3003	\$555,750	02-Mar-21

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 August 2021



**213/118 Dudley Street West
Melbourne VIC 3003**

2 2 1

Sold Price **\$540,000** Sold Date **01-Mar-21**

Distance -



**25/33 Jeffcott Street West
Melbourne VIC 3003**

2 1 1

Sold Price **\$580,000** Sold Date **03-Mar-21**

Distance **0.35km**



**107/107 Hawke Street West
Melbourne VIC 3003**

2 1 -

Sold Price **\$555,750** Sold Date **02-Mar-21**

Distance **0.43km**

RS = Recent sale UN = Undisclosed Sale

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