

STATEMENT OF INFORMATION



ANOTHER HOME PROUDLY
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CARY & BROOKE

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

512/118 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Sep 2023

to

31 Aug 2024

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

706/130-154 DUDLEY STREET WEST MELBOURNE VIC 3003	\$530,000	29-May-24
106/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$536,000	28-May-24
405/118 DUDLEY STREET WEST MELBOURNE VIC 3003	\$470,000	20-Jul-24

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 September 2024



**706/130-154 DUDLEY STREET
WEST MELBOURNE VIC 3003**

2 1 1

Sold Price

^{RS} **\$530,000** Sold Date **29-May-24**

Distance **0.05km**



**106/112 ADDERLEY STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price

\$536,000 Sold Date **28-May-24**

Distance **0.33km**



**405/118 DUDLEY STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price

^{RS} **\$470,000** Sold Date **20-Jul-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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