

# Statement of Information

Sections 47AF of the Estate Agents Act 1980



**219/118 Dudley St**  
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 \$ 280,000 & \$ 300,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$ 387,500 \*House  \*1-bed Unit  Suburb West Melbourne, VIC 3003  
Period - From 01/07/2021 to 30/06/2022 Source Proptack Australia

## Comparable property sales

A\* 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
1. 13/89 Roden St, West Melbourne, VIC 3003	\$ 360,000	26 <sup>th</sup> Apr 2022
2. 1407/65 Dudley St, West Melbourne, VIC 3003	\$ 310,000	17 <sup>th</sup> Jun 2022
3. 210/53 Batman St, West Melbourne, VIC 3003	\$ 250,000	13 <sup>th</sup> Jul 2022