

## 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

1502/65 Dudley Street 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

\$330,000

&

\$363,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jul 2020

to

30 Jun 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

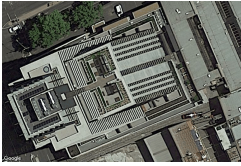
Date of sale

714/65 Dudley Street West Melbourne VIC 3003	\$339,000	10-Feb-21
205/89 Roden Street West Melbourne VIC 3003	\$351,000	10-May-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: 12 July 2021



**714/65 Dudley Street West  
Melbourne VIC 3003**

1 1 1

Sold Price **\$339,000** Sold Date **10-Feb-21**

Distance -



**205/89 Roden Street West  
Melbourne VIC 3003**

1 1 -

Sold Price **\$351,000** Sold Date **10-May-21**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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