

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 316/65 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 N/A or range between \$* 530,000 & \$ 565,000

Median sale price

Median price \$ 609,000 Property type Unit Suburb West Melbourne

Period - From 1/7/2019 to 30/9/2019 Source REIV

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 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 811L/639 Lonsdale Street, Melbourne	\$ 508,000	24/09/2019
2 4706/639 Lonsdale Street, Melbourne	\$ 600,000	28/08/2019
3 702/220 Spencer Street, Melbourne	\$ 522,000	28/07/2019

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 six months.~~

This Statement of Information was prepared on: 19/11/2019

316/65 Dudley Street, West Melbourne VIC 3004

AZ Realty
Louis Wong
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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$530,000 - \$565,000
Median Unit Price

September quarter 2019: \$609,000

Comparable Properties



811L/639 LONSDALE ST MELBOURNE 3000 (VG)

Agent Comments



Price: \$508,000
Method: Private Sale
Date: 24/09/2019
Property Type: Apartment



4706/639 LONSDALE ST MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 28/08/2019
Property Type: Apartment



702/220 SPENCER ST MELBOURNE 3000 (REI)

Agent Comments



Price: \$522,000
Method: Auction Sale
Date: 28/07/2019
Property Type: Apartment

Account - AZ Realty

(03) 8596 4320



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.