

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**702/140 Dudley St,  
WEST MELBOURNE 3003**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$430,000 - \$470,000**

### Median sale price

Median **Apartment** for **WEST MELBOURNE** for period **Oct 2018 - Sep 2019**  
Sourced from **Core Logic RP Data**.

**\$570,000**

### Comparable property sales

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 the most comparable to the property for sale.

**1002/392 Spencer Street,** Price **\$442,500** Sold 29 May 2019  
West Melbourne 3003

**807/392 Spencer Street,** Price **\$438,000** Sold 27 May 2019  
West Melbourne 3003

**311/89 Roden Street,** Price **\$460,000** Sold 20 July 2019  
West Melbourne 3003

This Statement of Information was prepared on 17th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core Logic RP Data.

Apartment

1 beds

1 baths

1 parking

### G&H Property Group

1/1 Queens Road,  
Melbourne VIC 3004

### Contact agents

 Marcelle Franks

0419022527

[marcelle@gandhpropertygroup.com.au](mailto:marcelle@gandhpropertygroup.com.au)

 Gavin Zeitz

0408277114

0408277114

[info@gandhpropertygroup.com.au](mailto:info@gandhpropertygroup.com.au)