

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

702/140 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Feb 2019

to

31 Jan 2020

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

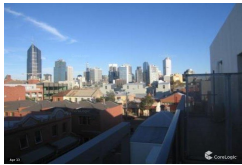
Date of sale

210/150 Peel Street North Melbourne VIC 3051	\$435,000	01-Oct-19
124/68-82 Leveson Street North Melbourne VIC 3051	\$435,000	23-Aug-19
1711/135 Abeckett Street Melbourne VIC 3000	\$430,000	02-Sep-19

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: 19 February 2020


**210/150 Peel Street North
Melbourne VIC 3051**
 1  1  1

Sold Price

\$435,000

Sold Date

01-Oct-19

Distance

0.77km

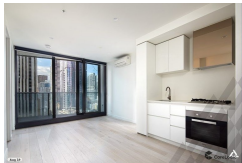
**124/68-82 Leveson Street North
Melbourne VIC 3051**
 1  1  1

Sold Price

Sold Date

23-Aug-19

Distance

0.78km

**1711/135 Abeckett Street Melbourne
VIC 3000**
 1  1  1

Sold Price

\$430,000

Sold Date

02-Sep-19

Distance

0.81km
RS = Recent sale

UN = Undisclosed Sale

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