

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 8/94 Dudley Street, West Melbourne Vic 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000 & \$640,000

Median sale price

Median price \$573,500 Property Type Unit Suburb West Melbourne

Period - From 01/01/2022 to 31/03/2022 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	27/28 Jeffcott St WEST MELBOURNE 3003	\$625,000	18/05/2022
2	4/18 Tyrone St NORTH MELBOURNE 3051	\$615,000	05/05/2022
3	1701/87 Franklin St MELBOURNE 3000	\$610,000	10/01/2022

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: 05/07/2022 11:17



Rooms: 4
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$590,000 - \$640,000
Median Unit Price
 March quarter 2022: \$573,500

Comparable Properties



27/28 Jeffcott St WEST MELBOURNE 3003
 (REI)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 18/05/2022
Property Type: Apartment



4/18 Tyrone St NORTH MELBOURNE 3051
 (REI)

Agent Comments



Price: \$615,000
Method: Sold Before Auction
Date: 05/05/2022
Property Type: Apartment



1701/87 Franklin St MELBOURNE 3000
 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 10/01/2022
Property Type: Apartment

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