

# 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 516/65 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)

Single price \$459,000

### Median sale price

Median price \$435,000 Property Type Unit Suburb West Melbourne

Period - From 01/01/2023 to 31/03/2023 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	1106/639 Lonsdale St MELBOURNE 3000	\$470,000	07/12/2022
2	2209/8 Sutherland St MELBOURNE 3000	\$465,000	22/04/2023
3	5806/462 Elizabeth St MELBOURNE 3000	\$465,000	25/01/2023

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: 18/05/2023 14:13



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$459,000  
**Median Unit Price**  
 March quarter 2023: \$435,000

## Comparable Properties



**1106/639 Lonsdale St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

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**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 07/12/2022  
**Property Type:** Apartment



**2209/8 Sutherland St MELBOURNE 3000 (REI)**

**Agent Comments**

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**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 22/04/2023  
**Property Type:** Apartment



**5806/462 Elizabeth St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

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**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 25/01/2023  
**Property Type:** Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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