



## 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

204/493-499 Victoria Street, West Melbourne, 3003

### Indicative selling price

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

Single price

or range between

\$390,000.00

&

\$410,000.00

### Median sale price

Median price

\$510,000.00

Property type

Unit/Apartment

Suburb

WEST MELBOURNE

Period - From

May 2023

to

Apr 2024

Source

Corelogic

### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1114/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$410,000.00	22/12/2023
107/150 DUDLEY STREET WEST MELBOURNE VIC 3003	\$398,000.00	15/03/2024
205/150 DUDLEY STREET WEST MELBOURNE VIC 3003	\$395,000.00	22/03/2024

This Statement of Information was prepared on: Tuesday 14th May 2024