

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

304/53 BATMAN 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Aug 2023

to

31 Jul 2024

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

1109/243-263 FRANKLIN STREET MELBOURNE VIC 3000	\$376,000	14-Jul-24
25/50 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$370,000	07-Mar-24
2915/135 A'BECKETT STREET MELBOURNE VIC 3000	\$376,000	13-Jun-24

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: 12 August 2024



**1109/243-263 FRANKLIN STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

^{RS} **\$376,000**

Sold Date

14-Jul-24

Distance

0.5km



**25/50 ROSSLYN STREET WEST
MELBOURNE VIC 3003**

 2  1  -

Sold Price

\$370,000

Sold Date

07-Mar-24

Distance

0.43km



**2915/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

\$376,000

Sold Date

13-Jun-24

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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