



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

1006/53 Batman Street, West Melbourne, 3003

Indicative selling price

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

Single price

or range between

\$325,000.00

&

\$357,000.00

Median sale price

Median price

\$524,250.00

Property type

Unit/Apartment

Suburb

WEST MELBOURNE

Period - From

Jul 2023

to

Jun 2024

Source

REIV

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 |
|---------------------------------------|--------------|--------------|
| 1909/220 Spencer St MELBOURNE 3000 | \$360,000.00 | 7/05/2024 |
| 210/815 Bourke St DOCKLANDS 3008 | \$345,000.00 | 19/06/2024 |
| 308/130 Dudley St WEST MELBOURNE 3003 | \$340,000.00 | 10/05/2024 |

This Statement of Information was prepared on: Tuesday 16th July 2024