



## 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](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$350,000.00

&

\$385,000.00

### Median sale price

Median price

\$521,000.00

Property type

Unit/Apartment

Suburb

WEST MELBOURNE

Period - From

Jan 2023

to

Dec 2023

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
1702/23 Mackenzie St MELBOURNE 3000	\$375,000.00	29/02/2024
911/105 Batman St WEST MELBOURNE 3003	\$373,000.00	31/01/2024
808/555 Flinders St MELBOURNE 3000	\$355,000.00	25/01/2024

This Statement of Information was prepared on: Friday 12th April 2024