

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

1003/105 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Sep 2022

to

31 Aug 2023

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

913/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$640,000	07-Jun-23
705/393 SPENCER STREET WEST MELBOURNE VIC 3003	\$645,000	21-May-23
1312/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$690,000	24-Apr-23

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: 15 September 2023


**913/105 BATMAN STREET WEST
MELBOURNE VIC 3003**
 2  2  1

Sold Price

\$640,000

Sold Date

07-Jun-23

Distance

0km
**705/393 SPENCER STREET WEST
MELBOURNE VIC 3003**
 2  2  1

Sold Price

\$645,000

Sold Date

21-May-23

Distance

0.04km
**1312/23 BATMAN STREET WEST
MELBOURNE VIC 3003**
 2  2  1

Sold Price

\$690,000

Sold Date

24-Apr-23

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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