

# 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

108/493 Victoria Street, West Melbourne Vic 3003

### Indicative selling price

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

Range between \$460,000 & \$480,000

### Median sale price

Median price \$559,000 Property Type Unit Suburb West Melbourne

Period - From 01/01/2024 to 31/03/2024 Source REIV

### 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 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
1	311/86 Macaulay Rd NORTH MELBOURNE 3051	\$500,000	14/05/2024
2	901/41 Batman St WEST MELBOURNE 3003	\$470,000	01/05/2024
3	1305/41 Batman St WEST MELBOURNE 3003	\$465,000	02/05/2024

**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 six months.~~

This Statement of Information was prepared on: 03/06/2024 12:40



**Property Type:** Unit/Apartment

Agent Comments

Single level, two bedroom apartment with dual balconies.

## Comparable Properties



**311/86 Macaulay Rd NORTH MELBOURNE  
3051 (REI)**



Agent Comments

Superior location.

**Price:** \$500,000

**Method:** Private Sale

**Date:** 14/05/2024

**Property Type:** Unit



**901/41 Batman St WEST MELBOURNE 3003  
(REI)**



Agent Comments

Inferior location, inferior outdoor space.

**Price:** \$470,000

**Method:** Private Sale

**Date:** 01/05/2024

**Property Type:** Apartment



**1305/41 Batman St WEST MELBOURNE 3003  
(REI)**



Agent Comments

Inferior location, inferior outdoor space.

**Price:** \$465,000

**Method:** Private Sale

**Date:** 02/05/2024

**Rooms:** 3

**Property Type:** Apartment

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