

## 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

1107/41 BATMAN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jun 2023

to

31 May 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

711/41 BATMAN STREET WEST MELBOURNE VIC 3003	\$455,000	01-May-24
1305/41 BATMAN STREET WEST MELBOURNE VIC 3003	\$465,000	02-May-24
902/41 BATMAN STREET WEST MELBOURNE VIC 3003	\$430,000	21-Mar-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: 10 June 2024

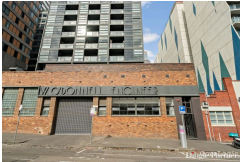


**711/41 BATMAN STREET WEST  
MELBOURNE VIC 3003**

2 1 1

Sold Price **\$455,000** Sold Date **01-May-24**

Distance **0km**



**1305/41 BATMAN STREET WEST  
MELBOURNE VIC 3003**

2 1 1

Sold Price <sup>RS</sup> **\$465,000** Sold Date **02-May-24**

Distance **0km**



**902/41 BATMAN STREET WEST  
MELBOURNE VIC 3003**

2 1 1

Sold Price **\$430,000** Sold Date **21-Mar-24**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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