

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

1211/105 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,250

Property type

Unit

Suburb

West Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

1114/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$410,000	22-Dec-23
604/25 WILLS STREET MELBOURNE VIC 3000	\$420,000	18-Dec-23
1207/231-245 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$430,000	01-Nov-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: 28 February 2024

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**1114/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 1  1  1

Sold Price **\$410,000** Sold Date **22-Dec-23**

Distance **0.17km**



**604/25 WILLS STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price ^{RS} **\$420,000** Sold Date **18-Dec-23**

Distance **0.65km**



**1207/231-245 HARBOUR
ESPLANADE DOCKLANDS VIC
3008**

 1  1  1

Sold Price **\$430,000** Sold Date **01-Nov-23**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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