

## 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

509/41 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

\$350,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

508/41 BATMAN STREET WEST MELBOURNE VIC 3003	\$375,000	28-Jun-23
3310/31 A'BECKETT STREET MELBOURNE VIC 3000	\$380,000	28-Jul-23
1308/22 COROMANDEL PLACE MELBOURNE VIC 3000	\$395,000	13-Oct-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.~~

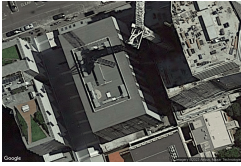
This Statement of Information was prepared on: 22 November 2023

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**508/41 BATMAN STREET WEST  
MELBOURNE VIC 3003**

 2  1  1

Sold Price **\$375,000** Sold Date **28-Jun-23**

Distance **0km**

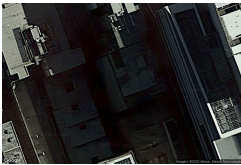


**3310/31 A'BECKETT STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$380,000** Sold Date **28-Jul-23**

Distance **0.97km**



**1308/22 COROMANDEL PLACE  
MELBOURNE VIC 3000**

 2  1  1

Sold Price <sup>RS</sup> **\$395,000** Sold Date **13-Oct-23**

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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