

# 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 514/105 Batman ST., 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)

Price Range \$370,000 & \$390,000

### Median sale price

Median price \$520,535 Property Type House Suburb West Melbourne (3003)  
Period - From 05/06/2023 to 05/06/2024 Source REA

### Comparable property sales

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
911/105 BATMAN STREET, WEST MELBOURNE VIC 3003	\$373,000	31/01/2024
501/393 SPENCER STREET, WEST MELBOURNE VIC 3003	\$402,000	13/03/2024
1003/393 SPENCER STREET, WEST MELBOURNE VIC 3003	\$430,000	11/12/2023

This Statement of Information was prepared on: 05/06/2024