

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

905/41 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

\$460,000

&

\$495,000

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

405/150 DUDLEY STREET WEST MELBOURNE VIC 3003	\$482,000	19-Oct-23
501/162-174 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$497,000	27-Nov-23
19/50 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$483,000	31-Jan-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: 23 February 2024


**405/150 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 2
  1
  1

Sold Price **\$482,000** Sold Date **19-Oct-23**

Distance **0.19km**


**501/162-174 ROSSLYN STREET
WEST MELBOURNE VIC 3003**

 2
  1
  1

Sold Price **\$497,000** Sold Date **27-Nov-23**

Distance **0.33km**


**19/50 ROSSLYN STREET WEST
MELBOURNE VIC 3003**

 2
  1
  1

Sold Price ^{RS} **\$483,000** Sold Date **31-Jan-24**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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