

# 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

1506/23 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)

Single price

\$1,188,000

### Median sale price

Median price

\$660,000

Property Type

Unit

Suburb

West Melbourne

Period - From

01/07/2019

to

30/09/2019

Source

REIV

### 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 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
1	5 St Andrews St NORTH MELBOURNE 3051	\$1,375,000	21/09/2019
2	24 Mary St NORTH MELBOURNE 3051	\$1,300,000	12/11/2019
3	1602/90 Lorimer St DOCKLANDS 3008	\$1,200,000	25/11/2019

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 six months.~~

This Statement of Information was prepared on:

03/01/2020 17:01

 2  
  2  
  2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$1,188,000

**Median Unit Price**

September quarter 2019: \$660,000

## Comparable Properties



**5 St Andrews St NORTH MELBOURNE 3051 (REI/VG)**

Agent Comments

 2  
  2  
  2

**Price:** \$1,375,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Property Type:** House (Res)

**Land Size:** 95 sqm approx



**24 Mary St NORTH MELBOURNE 3051 (REI)**

Agent Comments

 3  
  2  
  2

**Price:** \$1,300,000

**Method:** Sold Before Auction

**Date:** 12/11/2019

**Property Type:** House (Res)

**1602/90 Lorimer St DOCKLANDS 3008 (REI)**

Agent Comments

 2  
  2  
  2

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 25/11/2019

**Property Type:** Apartment