



## 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

503/53 Batman Street, West Melbourne, 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$270,000.00

&

\$290,000.00

### Median sale price

Median price

\$559,000.00

Property type

Unit/Apartment

Suburb

WEST MELBOURNE

Period - From

Jan 2024

to

Mar 2024

Source

REIV

### Comparable property sales

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
2305/557 Little Lonsdale St MELBOURNE 3000	\$288,000.00	8/02/2024
812/58 Jeffcott St WEST MELBOURNE 3003	\$280,000.00	29/04/2024
318/118 Dudley St WEST MELBOURNE 3003	\$271,000.00	1/02/2024

This Statement of Information was prepared on: Monday 15th July 2024