

# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

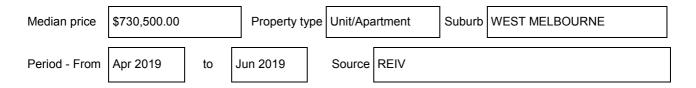
Address Including suburb and postcode 607/23 Batman Street, West Melbourne, 3003

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	or range betweer	\$395,000.00	&	\$420,000.00	
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#### Median sale price



### 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
307/1 Manchester La MELBOURNE	\$405,000.00	22/07/2019
407S/883 Collins St DOCKLANDS	\$403,000.00	18/06/2019
4D/8 Waterside PI DOCKLANDS	\$400,000.00	16/08/2019

This Statement of Information was prepared on: Monday 11th November 2019

