



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 between \$395,000.00 & \$420,000.00

Median sale price

Median price \$730,500.00 Property type Unit/Apartment Suburb WEST MELBOURNE

Period - From Apr 2019 to Jun 2019 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
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 Pl DOCKLANDS	\$400,000.00	16/08/2019

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