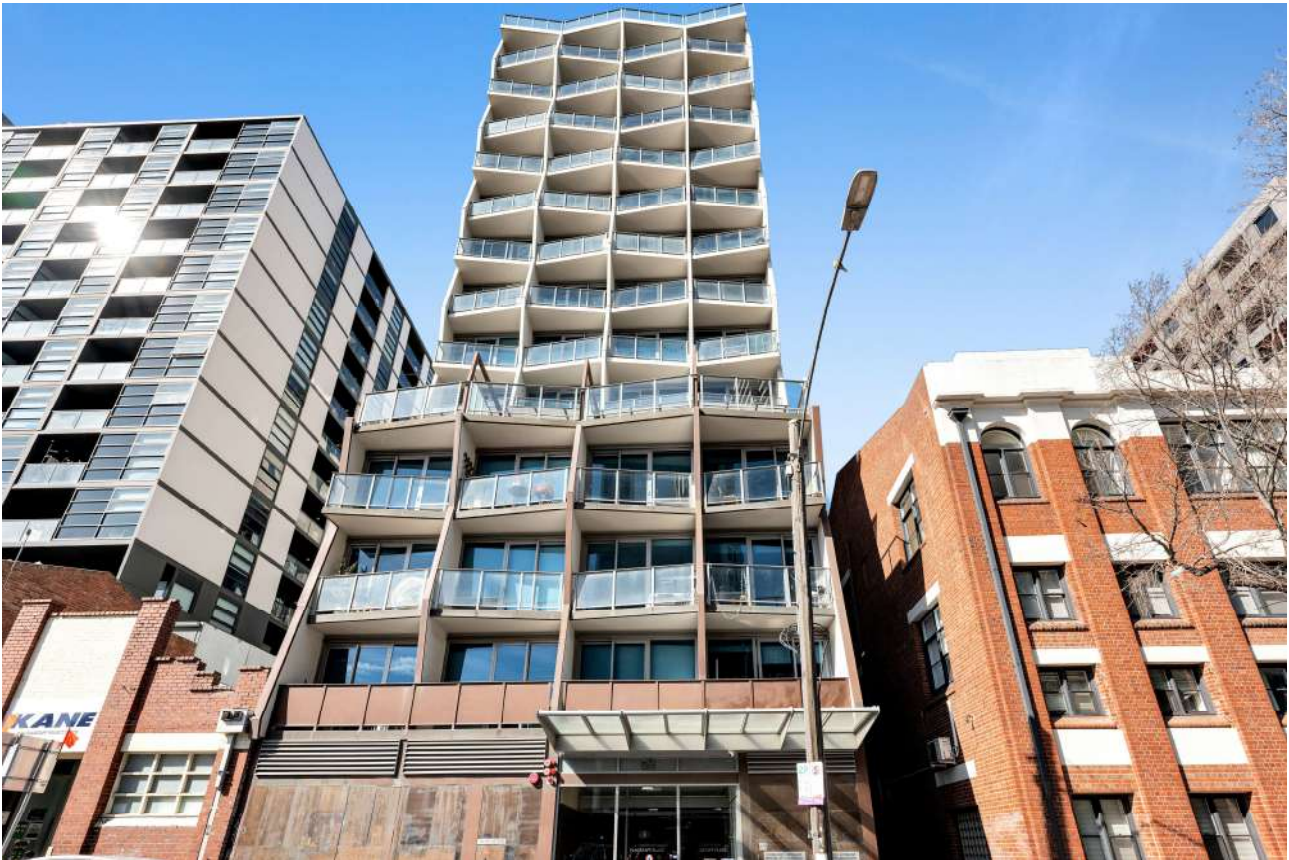


Statement of Information

Sections 47AF of the Estate Agents Act 1980



201/53 Batman St
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~~ \$ &

Median sale price

(*Delete house or unit as applicable)

Median price *~~House~~ *2-bed Unit ☒ Suburb
Period - From to Source

Comparable property sales

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. 1505/243 Franklin St, Melbourne, VIC 3000	\$ 295,000	29 th Jun 2022
2. 1808/639 Lonsdale St, Melbourne, VIC 3000	\$ 385,000	7 th Apr 2022
3. 302/55 Jeffcott St, West Melbourne, VIC 3003	\$ 450,000	12 th May 2022