

STATEMENT OF INFORMATION

17/55-67 BATMAN STREET, WEST MELBOURNE, VIC 3003

PREPARED BY JOE MORABITO, PHONE: 0402214257



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17/55-67 BATMAN STREET, WEST

 2  1  1

Indicative Selling Price

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

Price Range: \$600,000 to \$660,000

Provided by: Joe Morabito, The Trustee for Pavilion Property Group Pty Ltd

MEDIAN SALE PRICE



WEST MELBOURNE, VIC, 3003

Suburb Median Sale Price (Unit)

\$550,000

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



66/538 LITTLE LONSDALE ST, MELBOURNE,

 2  1  1

Sale Price

\$605,000

Sale Date: 01/04/2017

Distance from Property: 339m



9/28 JEFFCOTT ST, WEST MELBOURNE, VIC

 2  1  1

Sale Price

***\$626,500**

Sale Date: 13/05/2017

Distance from Property: 120m



2/33 JEFFCOTT ST, WEST MELBOURNE, VIC

 2  1  1

Sale Price

***\$675,000**

Sale Date: 12/05/2017

Distance from Property: 150m



This report has been compiled on 27/06/2017 by The Trustee for Pavilion Property Group Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17/55-67 BATMAN STREET, WEST MELBOURNE, VIC 3003

Indicative selling price

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

Price Range:

\$600,000 to \$660,000

Median sale price

Median price

\$550,000

House

Unit

X

Suburb

WEST MELBOURNE

Period

01 April 2016 to 31 March 2017

Source

pricfinder

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
66/538 LITTLE LONSDALE ST, MELBOURNE, VIC 3004	\$605,000	01/04/2017
9/28 JEFFCOTT ST, WEST MELBOURNE, VIC 3003	*\$626,500	13/05/2017
2/33 JEFFCOTT ST, WEST MELBOURNE, VIC 3003	*\$675,000	12/05/2017