

# 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

1005/53 Batman Street, West Melbourne Vic 3003

### Indicative selling price

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

Range between

\$250,000

&

\$270,000

### Median sale price

Median price

\$480,800

Property Type

Unit

Suburb

West Melbourne

Period - From

01/07/2021

to

30/09/2021

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**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	106/53 Batman St WEST MELBOURNE 3003	\$270,000	14/05/2021
2	1310/53 Batman St WEST MELBOURNE 3003	\$267,500	18/05/2021
3	1807/60 Market St MELBOURNE 3000	\$253,500	29/07/2021

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/10/2021 14:54



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$250,000 - \$270,000

**Median Unit Price**

September quarter 2021: \$480,800

## Comparable Properties



**106/53 Batman St WEST MELBOURNE 3003 (VG)**

**Agent Comments**

1 - -

**Price:** \$270,000

**Method:** Sale

**Date:** 14/05/2021

**Property Type:** Flat/Unit/Apartment (Res)



**1310/53 Batman St WEST MELBOURNE 3003 (REI/VG)**

**Agent Comments**

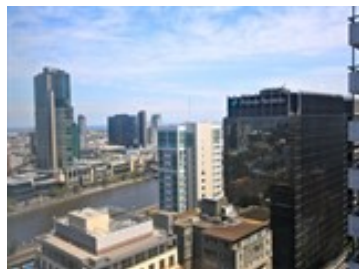
1 1 -

**Price:** \$267,500

**Method:** Private Sale

**Date:** 18/05/2021

**Property Type:** Apartment



**1807/60 Market St MELBOURNE 3000 (VG)**

**Agent Comments**

1 - -

**Price:** \$253,500

**Method:** Sale

**Date:** 29/07/2021

**Property Type:** Strata Unit/Flat