

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

911/23 Batman Street, West Melbourne Vic 3003

Indicative selling price

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

Range between

\$700,000

&

\$720,000

Median sale price

Median price

\$730,500

Property Type

Unit

Suburb

West Melbourne

Period - From

01/04/2019

to

30/06/2019

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	406/225 Elizabeth St MELBOURNE 3000	\$715,000	12/08/2019
2	29/100 Queensberry St CARLTON 3053	\$710,000	18/06/2019
3	2005/228 Abeckett St MELBOURNE 3000	\$690,000	31/05/2019

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:

16/09/2019

Spencer Nguyen

9603 1400

0487 888 907

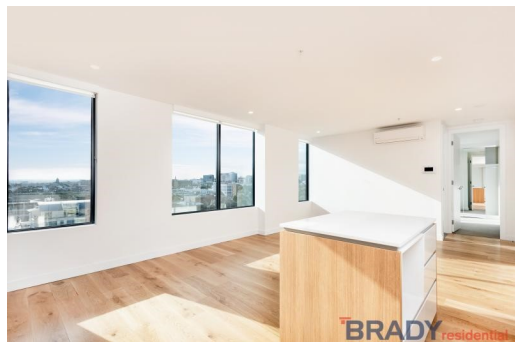
spencern@bradyresidential.com.au

Indicative Selling Price

\$700,000 - \$720,000

Median Unit Price

June quarter 2019: \$730,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



406/225 Elizabeth St MELBOURNE 3000 (REI) **Agent Comments**



Price: \$715,000

Method: Private Sale

Date: 12/08/2019

Rooms: 4

Property Type: Apartment



29/100 Queensberry St CARLTON 3053 (REI/VG) **Agent Comments**



Price: \$710,000

Method: Sold Before Auction

Date: 18/06/2019

Property Type: Apartment

2005/228 Abeckett St MELBOURNE 3000 (REI/VG) **Agent Comments**



Price: \$690,000

Method: Private Sale

Date: 31/05/2019

Rooms: 3

Property Type: Flat/Unit/Apartment (Res)