### Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 911/23 Batman Street, West Melbourne Vic 3003

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$700,000		&		\$720,000					
Median sale p	rice									
Median price	\$730,500	Pro	operty Type	Unit			Suburb	West Melbourne		
Period - From	01/04/2019	to	30/06/2019		So	urce	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.

Add	dress 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



# BRADY residential



**Property Type:** Strata Unit/Flat Agent Comments

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

## **Comparable Properties**



Price: \$715,000 Method: Private Sale Date: 12/08/2019 Rooms: 4 Property Type: Apartment

2

(REI/VG)

406/225 Elizabeth St MELBOURNE 3000 (REI)

**6 1** 

Agent Comments

Agent Comments



29/100 Queensberry St CARLTON 3053

Price: \$710,000 Method: Sold Before Auction Date: 18/06/2019 Property Type: Apartment

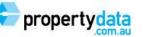
2005/228 Abeckett St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$690,000 Method: Private Sale Date: 31/05/2019 Rooms: 3 Property Type: Flat/Unit/Apartment (Res)

Account - Brady Residential | P: 03 9602 3866 | F: 03 9602 2733





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.