

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 Avenue, Melbourne Vic 3000

Indicative selling price

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

Range between

\$225,000

&

\$245,000

Median sale price

Median price

\$547,500

Property Type

Unit

Suburb

Melbourne

Period - From

01/01/2020

to

31/12/2020

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	17/73 Alexandra Av SOUTH YARRA 3141	\$260,000	01/03/2021
2	7/487-497 Flinders La MELBOURNE 3000	\$225,000	31/03/2021
3	1302/222 Russell St MELBOURNE 3000	\$208,000	31/03/2021

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:

09/04/2021 14:54



Property Type:
Agent Comments

Indicative Selling Price
\$225,000 - \$245,000

Median Unit Price
Year ending December 2020: \$547,500

Comparable Properties



17/73 Alexandra Av SOUTH YARRA 3141 (REI) Agent Comments



Price: \$260,000
Method: Private Sale
Date: 01/03/2021
Property Type: Studio Apartment



7/487-497 Flinders La MELBOURNE 3000 (REI) Agent Comments



Price: \$225,000
Method: Private Sale
Date: 31/03/2021
Property Type: Apartment



1302/222 Russell St MELBOURNE 3000 (REI) Agent Comments



Price: \$208,000
Method: Private Sale
Date: 31/03/2021
Property Type: Studio Apartment