

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

506/105 BATMAN STREET WEST MELBOURNE VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

105/392 SPENCER STREET WEST MELBOURNE VIC 3003	\$575,000	14-Apr-24
705/150 DUDLEY STREET WEST MELBOURNE VIC 3003	\$570,000	25-Mar-24
407/118 DUDLEY STREET WEST MELBOURNE VIC 3003	\$595,000	15-Apr-24

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 6 months.

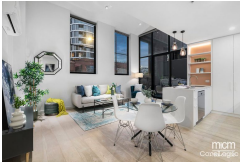
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**105/392 SPENCER STREET WEST
MELBOURNE VIC 3003**

Sold Price **\$575,000** Sold Date **14-Apr-24**

2 2 1

Distance **0.12km**



**705/150 DUDLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price **\$570,000** Sold Date **25-Mar-24**

2 2 1

Distance **0.24km**



**407/118 DUDLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price ^{RS} **\$595,000** Sold Date **15-Apr-24**

2 2 1

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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