

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 509/105 Batman Street, West Melbourne, VIC 3003

Indicative selling price

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

Price Range \$500,000 & \$528,000

Median sale price

Median price \$640,000 Property Type Apartment Suburb West Melbourne (3003)
Period - From 08/07/2023 to 08/07/2024 Source REA

Comparable property sales

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
312/105 BATMAN STREET, WEST MELBOURNE VIC 3003	\$595,000	13/05/2024
409/105 BATMAN STREET, WEST MELBOURNE VIC 3003	\$559,000	29/01/2024
706/130 DUDLEY STREET, WEST MELBOURNE VIC 3003	\$530,000	29/05/2024

This Statement of Information was prepared on: 08/07/2024