

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

1403/105 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

\$645,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Dec 2023

to

30 Nov 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

613/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$640,000	30-Jun-24
803/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$642,000	07-Jul-24
1103/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$647,000	16-Aug-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.~~

This Statement of Information was prepared on: 03 December 2024



**613/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price **\$640,000** Sold Date **30-Jun-24**

Distance **0km**



**803/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price **\$642,000** Sold Date **07-Jul-24**

Distance **0km**



**1103/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price **\$647,000** Sold Date **16-Aug-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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