



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 302/53 Batman Sreet, West Melbourne, 3003

Indicative selling price

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

Single price or range between \$250,000.00 & \$275,000.00

Median sale price

Median price \$1,260,000.00 Property type Unit/Apartment Suburb WEST MELBOURNE

Period - From May 2021 to Apr 2022 Source Corelogic

Comparable property sales

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
1005/53 BATMAN STREET WEST MELBOURNE VIC 3003	\$257,000.00	31/03/2022
3007/220 SPENCER STREET MELBOURNE VIC 3000	\$243,000.00	25/02/2022
111/58-66 LA TROBE STREET MELBOURNE VIC 3000	\$250,000.00	21/01/2022

This Statement of Information was prepared on: Wednesday 25th May 2022