

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

1306/33-43 Batman Street, West Melbourne Vic 3003

Indicative selling price

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

Single price

\$368,000

Median sale price

Median price

\$435,000

Property Type

Unit

Suburb

West Melbourne

Period - From

01/01/2023

to

31/03/2023

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	511/17 Singers La MELBOURNE 3000	\$350,000	21/04/2023
2	1304/25 Wills St MELBOURNE 3000	\$350,000	15/12/2022
3	718/17 Singers La MELBOURNE 3000	\$350,000	13/11/2022

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:

03/05/2023 14:38



Property Type:
Agent Comments

Indicative Selling Price
\$368,000

Median Unit Price
March quarter 2023: \$435,000

Comparable Properties



511/17 Singers La MELBOURNE 3000 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 21/04/2023
Property Type: Apartment
Land Size: 55 sqm approx



1304/25 Wills St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 15/12/2022
Property Type: Apartment



718/17 Singers La MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 13/11/2022
Property Type: Apartment
Land Size: 55 sqm approx