

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

613/105 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jun 2023

to

31 May 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

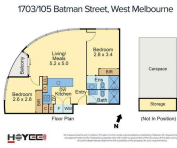
1703/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$645,000	25-May-23
2104/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$650,000	15-Feb-23
1212/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$660,000	28-Mar-24

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: 12 June 2024

Tony huang
 M 0466788452
 E tonyhuang@jxre.com.au



**1703/105 BATMAN STREET WEST
 MELBOURNE VIC 3003**

2 2 -

Sold Price **\$645,000** Sold Date **25-May-23**

Distance **0km**



**2104/105 BATMAN STREET WEST
 MELBOURNE VIC 3003**

2 2 1

Sold Price **\$650,000** Sold Date **15-Feb-23**

Distance **0km**



**1212/105 BATMAN STREET WEST
 MELBOURNE VIC 3003**

2 2 1

Sold Price ^{RS} **\$660,000** Sold Date **28-Mar-24**

Distance **0.03km**

RS = Recent sale UN = Undisclosed Sale

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