

# 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

1114/23 Batman Street, West Melbourne Vic 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$590,000 Property Type Unit Suburb West Melbourne

Period - From 03/06/2023 to 02/06/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

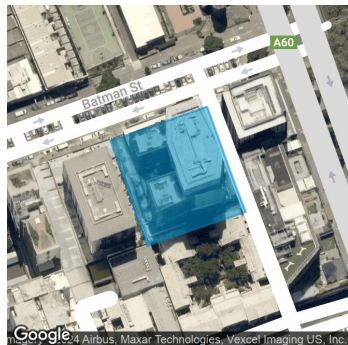
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3011/560 Lonsdale St MELBOURNE 3000	\$780,000	11/04/2024
2	201/560 Lonsdale St MELBOURNE 3000	\$768,000	17/03/2024
3	402/23 Batman St WEST MELBOURNE 3003	\$722,000	24/02/2024

**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: 03/06/2024 10:54



 2   
  2   
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

03/06/2023 - 02/06/2024: \$590,000

## Comparable Properties



**3011/560 Lonsdale St MELBOURNE 3000**  
(REI/VG)

Agent Comments

 2   
  2   
  1

**Price:** \$780,000

**Method:** Private Sale

**Date:** 11/04/2024

**Property Type:** Apartment



**201/560 Lonsdale St MELBOURNE 3000**  
(REI/VG)

Agent Comments

 2   
  2   
  1

**Price:** \$768,000

**Method:** Private Sale

**Date:** 17/03/2024

**Property Type:** Apartment

**402/23 Batman St WEST MELBOURNE 3003**  
(VG)

Agent Comments

 2   
  -   
  -

**Price:** \$722,000

**Method:** Sale

**Date:** 24/02/2024

**Property Type:** Flat/Unit/Apartment (Res)

**Account - McGrath Box Hill** | P: 03 9889 8800 | F: 03 9889 8802



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