

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

2009/105 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

\$545,000

&

\$568,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

West Melbourne

Period-from

01 May 2023

to

30 Apr 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

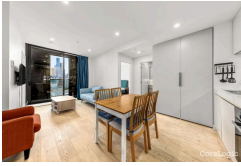
Date of sale

2210/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$590,000	07-Dec-23
105/392 SPENCER STREET WEST MELBOURNE VIC 3003	\$575,000	17-Apr-24
101/392 SPENCER STREET WEST MELBOURNE VIC 3003	\$580,000	21-Jan-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: 06 May 2024



**2210/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$590,000

Sold Date **07-Dec-23**

 2  2  1

Distance **0.03km**



**105/392 SPENCER STREET WEST
MELBOURNE VIC 3003**

Sold Price

^{RS}

\$575,000

Sold Date **17-Apr-24**

 2  2  1

Distance **0.12km**



**101/392 SPENCER STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$580,000

Sold Date **21-Jan-24**

 2  2  1

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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