

# 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	2110/105 Batman Street, West Melbourne Vic 3003
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### 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	\$590,000	&	\$630,000
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### Median sale price

Median price	\$590,000	Property type	Apartment (2 beds)	Suburb	West Melbourne
Period - From	Sep 2023	to	August 2024	Source	<a href="https://www.realestate.com.au/vic/west-melbourne-3003/">https://www.realestate.com.au/vic/west-melbourne-3003/</a>

### 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
• 512/105 Batman Street, West Melbourne Vic 3003	\$640,000	24/04/2024
• 613/105 Batman Street, West Melbourne Vic 3003	\$640,000	04/07/2024
• G02/9 Dryburgh Street, West Melbourne Vic 3003	\$640,000	12/08/2024

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:	15/09/2024
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