



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 510/53 Batman Street, West Melbourne, 3003

Indicative selling price

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

Single price or range between \$275,000.00 & \$280,000.00

Median sale price

Median price \$550,000.00 Property type Unit/Apartment Suburb WEST MELBOURNE
Period - From Oct 2018 to Sep 2019 Source REIV

Comparable property sales

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
1205/480 Collins St MELBOURNE 3000	\$285,000.00	12/10/2019
2802/288 Spencer St MELBOURNE 3000	\$265,000.00	4/07/2019
606/60 Market St MELBOURNE 3000	\$268,000.00	24/06/2019

This Statement of Information was prepared on: Wednesday 06th November 2019