

# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

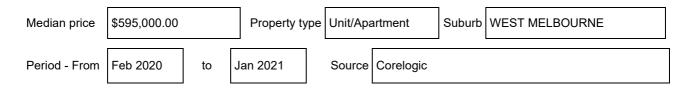
Address Including suburb and postcode 604/53 Batman Street, West Melbourne, 3003

### Indicative selling price

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

Single price		or range between	\$289,000.00	&	\$315,000.00
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### Median sale price



### 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
1004/53 Batman Street West Melbourne VIC 3003	\$315,000.00	10/11/2020
409/41 Batman Street West Melbourne VIC 3003	\$310,000.00	5/12/2020
912/7 Katherine Place Melbourne VIC 3000	\$315,000.00	9/12/2020

This Statement of Information was prepared on: Thursday 04th February 2021

