

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

502/41 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

\$379,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Feb 2022

to

31 Jan 2023

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

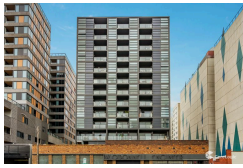
Date of sale

410/41 BATMAN STREET WEST MELBOURNE VIC 3003	\$403,000	09-Jan-22
404/53 BATMAN STREET WEST MELBOURNE VIC 3003	\$373,000	09-Aug-22

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: 10 February 2023



**410/41 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2  1  1

Sold Price **\$403,000** Sold Date **09-Jan-22**

Distance **0km**



**404/53 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2  1  -

Sold Price **\$373,000** Sold Date **09-Aug-22**

Distance **0.04km**

RS = Recent sale UN = Undisclosed Sale

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