

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

608/23 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

\$345,000

&

\$379,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jan 2024

to

31 Dec 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

322/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$370,000	28-Oct-24
507/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$335,000	03-May-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: 22 January 2025



**322/23 BATMAN STREET WEST
MELBOURNE VIC 3003**

 1  1  -

Sold Price

\$370,000

Sold Date

28-Oct-24

Distance

0km



**507/23 BATMAN STREET WEST
MELBOURNE VIC 3003**

 1  1  -

Sold Price

\$335,000

Sold Date

03-May-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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