

# 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 512/105 Batman Street, West Melbourne, VIC 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$630,000

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\$650,000

### Median sale price

Median price

\$610,000

Property Type

House

Suburb

West Melbourne (3003)

Period - From

01/03/2023

to

01/03/2024

Source

REA

### Comparable property sales

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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
1502/393 SPENCER STREET, WEST MELBOURNE VIC 3003	\$640,000	23/12/2033
502/393 SPENCER STREET, WEST MELBOURNE VIC 3003	\$640,000	11/09/2023
705/393 SPENCER STREET, WEST MELBOURNE VIC 3003	\$645,000	05/07/2023

This Statement of Information was prepared on: 04/03/2024