

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

509/41 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

\$355,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Dec 2022

to

30 Nov 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

508/41 BATMAN STREET WEST MELBOURNE VIC 3003	\$375,000	28-Jun-23
3310/31 A'BECKETT STREET MELBOURNE VIC 3000	\$380,000	28-Jul-23
1308/22 COROMANDEL PLACE MELBOURNE VIC 3000	\$395,000	13-Oct-23

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: 18 December 2023

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**508/41 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2  1  1

Sold Price

\$375,000

Sold Date

28-Jun-23

Distance

0.02km



**3310/31 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price

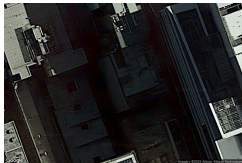
\$380,000

Sold Date

28-Jul-23

Distance

0.97km



**1308/22 COROMANDEL PLACE
MELBOURNE VIC 3000**

 2  1  1

Sold Price

\$395,000

Sold Date

13-Oct-23

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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