

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

901/41 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

or range
between

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

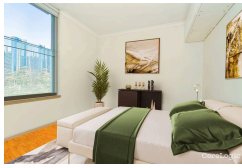
Date of sale

606/118 DUDLEY STREET WEST MELBOURNE VIC 3003	\$491,000	02-Dec-23
405/150 DUDLEY STREET WEST MELBOURNE VIC 3003	\$482,000	19-Oct-23
150-154 DUDLEY STREET WEST MELBOURNE VIC 3003	\$482,000	19-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: 02 April 2024



**606/118 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 2  1  1

Sold Price

\$491,000

Sold Date **02-Dec-23**

Distance **0.19km**



**405/150 DUDLEY STREET WEST
MELBOURNE VIC 3003**

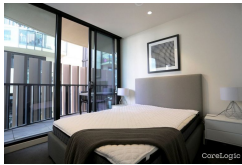
 2  1  1

Sold Price

\$482,000

Sold Date **19-Oct-23**

Distance **0.19km**



**150-154 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 2  1  1

Sold Price

Sold Date **19-Oct-23**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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