

# 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 403/33-43 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

\$350,000

&

\$360,000

### Median sale price

Median price

\$550,000

Property Type

Apartment

Suburb

West Melbourne (3003)

Period - From

01/11/2023

to

31/10/2024

Source

realestate.com.au

### Comparable property sales

A

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

304/53 BATMAN STREET, WEST MELBOURNE VIC 3003

\$368,000

26/09/2024

603/33-43 BATMAN STREET, WEST MELBOURNE VIC 3003

\$382,500

15/03/2024

13/50 ROSSLYN STREET, WEST MELBOURNE VIC 3003

\$390,000

20/04/2024

This Statement of Information was prepared on: 22/11/2024