

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

905/41 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

\$460,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

West Melbourne

Period-from

01 Aug 2023

to

31 Jul 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

3511/80 A'BECKETT STREET MELBOURNE VIC 3000	\$480,000	03-Apr-24
1103/620 COLLINS STREET MELBOURNE VIC 3000	\$476,000	17-Jun-24
108/493-499 VICTORIA STREET WEST MELBOURNE VIC 3003	\$480,000	12-Jun-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: 01 August 2024



**3511/80 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$480,000** Sold Date **03-Apr-24**

Distance **0.85km**

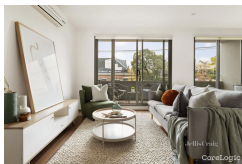


**1103/620 COLLINS STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$476,000** Sold Date **17-Jun-24**

Distance **0.88km**

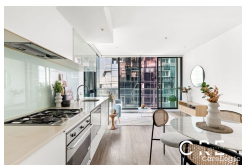


**108/493-499 VICTORIA STREET
WEST MELBOURNE VIC 3003**

2 1 1

Sold Price ^{RS} **\$480,000** Sold Date **12-Jun-24**

Distance **1.01km**



**2402/280 SPENCER STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$500,000** Sold Date **13-Jun-24**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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