

# 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 W409/111 Batman Street West Melbourne. (2 Bed 1 Bath1 Car)

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$570,000 or range between \$ & \$

### Median sale price

Median price \$593,580 Property type Unit Suburb West Melbourne  
Period - From 1 Jul 2020 to 1 Feb 2021 Source RP Data

### 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 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
808/9 Dryburgh Street, West Melbourne	\$600,000	17 Jul 2020
6/30-44 Chetwynd Street, West Melbourne	\$590,250	3 Nov 2020
18/30-44 Chetwynd Street, West Melbourne	\$590,500	8/01/2021

/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 six months.

This Statement of Information was prepared on: 6 February 2021

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