

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 1003/ 33-43 Batman Street, West Melbourne 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$365,000 & \$401,500

Median sale price

Median price \$550,200 Property type Unit Suburb West Melbourne

Period - From 29/03/2021 to 29/6/2021 Source Propertydata.com.au

Comparable property sales

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
1305/ 429 Spencer Street, West Melbourne VIC 3003	\$350,000	20/ 01/ 2021
2104/ 31 A'Beckett Street, Melbourne VIC 3000	\$388,000	20/ 03/ 2021
1203/ 455 Elizabeth Street, Melbourne VIC 3000	\$390,000	04/ 02/ 2021

This Statement of Information was prepared on: 29th June 2021