

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

1403/105 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

\$630,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jan 2024

to

31 Dec 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

| | | |
|--|-----------|-----------|
| 713/105 BATMAN STREET WEST MELBOURNE VIC 3003 | \$637,000 | 05-Dec-24 |
| 1103/105 BATMAN STREET WEST MELBOURNE VIC 3003 | \$647,000 | 16-Aug-24 |
| 2407/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$639,000 | 07-Nov-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: 30 January 2025



**713/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

^{RS}

\$637,000

Sold Date

05-Dec-24

Distance

0km



**1103/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

\$647,000

Sold Date

16-Aug-24

Distance

0km



**2407/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 2  2  1

Sold Price

\$639,000

Sold Date

07-Nov-24

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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