

## 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

510/393 SPENCER 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Nov 2023

to

31 Oct 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

506/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$558,800	05-Oct-24
1310/393 SPENCER STREET WEST MELBOURNE VIC 3003	\$540,000	11-Aug-23
710/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$600,000	21-Jun-23

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: 26 November 2024



**506/105 BATMAN STREET WEST  
MELBOURNE VIC 3003**

Sold Price **\$558,800** Sold Date **05-Oct-24**

2 2 1

Distance **0.04km**

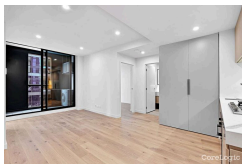


**1310/393 SPENCER STREET WEST  
MELBOURNE VIC 3003**

Sold Price **\$540,000** Sold Date **11-Aug-23**

2 2 1

Distance **0.02km**

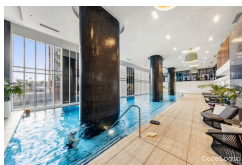


**710/105 BATMAN STREET WEST  
MELBOURNE VIC 3003**

Sold Price **\$600,000** Sold Date **21-Jun-23**

2 2 1

Distance **0.03km**



**2210/105 BATMAN STREET WEST  
MELBOURNE VIC 3003**

Sold Price **\$590,000** Sold Date **07-Dec-23**

2 2 1

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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