

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

1308/53 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

\$249,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Oct 2021

to

30 Sep 2022

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

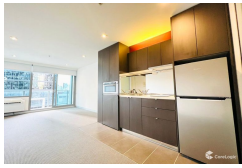
Date of sale

302/53 BATMAN STREET WEST MELBOURNE VIC 3003	\$250,000	03-Aug-22
502/53 BATMAN STREET WEST MELBOURNE VIC 3003	\$235,000	19-Jul-22
506/53 BATMAN STREET WEST MELBOURNE VIC 3003	\$230,000	20-Jan-22

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 October 2022



**302/53 BATMAN STREET WEST
MELBOURNE VIC 3003**

 1  1  -

Sold Price

\$250,000

Sold Date **03-Aug-22**

Distance

0km



**502/53 BATMAN STREET WEST
MELBOURNE VIC 3003**

 1  1  -

Sold Price

\$235,000

Sold Date **19-Jul-22**

Distance

0km



**506/53 BATMAN STREET WEST
MELBOURNE VIC 3003**

 1  1  -

Sold Price

\$230,000

Sold Date **20-Jan-22**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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