



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 502/53 Batman Street, West Melbourne, 3003

Indicative selling price

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

Single price or range between \$235,000.00 & \$255,000.00

Median sale price

Median price \$649,000.00 Property type Unit/Apartment Suburb WEST MELBOURNE
Period - From Apr 2021 to Mar 2022 Source REIV

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
601/570 Swanston St CARLTON 3053	\$245,000.00	19/04/2022
1005/53 Batman St WEST MELBOURNE 3003	\$257,000.00	20/04/2022
806/243 Franklin St MELBOURNE 3000	\$240,000.00	23/05/2022

This Statement of Information was prepared on: Wednesday 15th June 2022