

## 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

1002/105 BATMAN 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

\$410,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

100/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$425,000	08-Jul-23
402/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$420,000	13-Jun-23
2/18 DICKS PLACE WEST MELBOURNE VIC 3003	\$436,400	12-Jul-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: 22 November 2023



**100/58 JEFFCOTT STREET WEST  
MELBOURNE VIC 3003**

 1  1  1

Sold Price

**\$425,000**

Sold Date

**08-Jul-23**

Distance

**0.15km**



**402/58 JEFFCOTT STREET WEST  
MELBOURNE VIC 3003**

 1  1  1

Sold Price

**\$420,000**

Sold Date

**13-Jun-23**

Distance

**0.15km**



**2/18 DICKS PLACE WEST  
MELBOURNE VIC 3003**

 1  1  1

Sold Price

**\$436,400**

Sold Date

**12-Jul-23**

Distance

**0.58km**

RS = Recent sale

UN = Undisclosed Sale

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