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	303/94 Stanley Street, West Melbourne Vic 3003
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$630,000	&	\$690,000
Range between	\$630,000	&	\$690,000

Median sale price

Median price	\$493,000	Pro	perty Type U	nit		Suburb	West Melbourne
Period - From	01/04/2024	to	30/06/2024	Sc	ource	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1103/105 Batman St WEST MELBOURNE 3003	\$647,000	29/08/2024
2	803/105 Batman St WEST MELBOURNE 3003	\$642,000	06/07/2024
3	302/112 Adderley St WEST MELBOURNE 3003	\$665,000	24/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/09/2024 08:00
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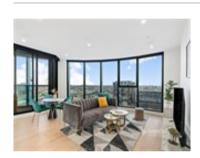




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$630,000 - \$690,000 **Median Unit Price** June quarter 2024: \$493,000

Comparable Properties



1103/105 Batman St WEST MELBOURNE 3003 Agent Comments

(REI)

└─ 2

Price: \$647,000 Method: Private Sale Date: 29/08/2024

Property Type: Apartment



803/105 Batman St WEST MELBOURNE 3003

(REI/VG)





Price: \$642,000 Method: Private Sale Date: 06/07/2024

Property Type: Apartment



302/112 Adderley St WEST MELBOURNE 3003 Agent Comments

(REI/VG)

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Price: \$665,000 Method: Private Sale Date: 24/05/2024

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255





Agent Comments