

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 303/94 Stanley Street, West Melbourne Vic 3003

Indicative selling price

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

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

Median sale price

Median price \$493,000 Property Type Unit Suburb West Melbourne

Period - From 01/04/2024 to 30/06/2024 Source 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	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 comparable properties 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



2 2 1

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 2 1

Price: \$647,000

Method: Private Sale

Date: 29/08/2024

Property Type: Apartment



803/105 Batman St WEST MELBOURNE 3003 Agent Comments
(REI/VG)

2 2 1

Price: \$642,000

Method: Private Sale

Date: 06/07/2024

Property Type: Apartment



302/112 Adderley St WEST MELBOURNE 3003 Agent Comments
(REI/VG)

2 2 1

Price: \$665,000

Method: Private Sale

Date: 24/05/2024

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255