



## 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 1101/53 Batman Street, West Melbourne, 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$299,000.00 & \$328,000.00

### Median sale price

Median price \$585,000.00 Property type Unit/Apartment Suburb WEST MELBOURNE

Period - From Jul 2021 to Jun 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
1208/39 Lonsdale St MELBOURNE 3000	\$325,000.00	26/06/2022
4910/568 Collins St MELBOURNE 3000	\$320,000.00	5/05/2022
1703/39 Lonsdale St MELBOURNE 3000	\$300,000.00	11/05/2022

This Statement of Information was prepared on: Wednesday 24th August 2022