

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

1301/41 Batman Street, West Melbourne Vic 3003

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$435,000

Property Type Unit

Suburb West Melbourne

Period - From 01/01/2023

to 31/03/2023

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	1112/65 Dudley St WEST MELBOURNE 3003	\$500,000	20/03/2023
2	402/162 Rosslyn St WEST MELBOURNE 3003	\$482,000	21/04/2023
3	1612/65 Dudley St WEST MELBOURNE 3003	\$475,000	28/02/2023

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:

28/06/2023 13:47



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$495,000

Median Unit Price

March quarter 2023: \$435,000

Comparable Properties



1112/65 Dudley St WEST MELBOURNE 3003 (REI/VG)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 20/03/2023

Property Type: Apartment



402/162 Rosslyn St WEST MELBOURNE 3003 (REI)

Agent Comments



Price: \$482,000

Method: Private Sale

Date: 21/04/2023

Property Type: Unit



1612/65 Dudley St WEST MELBOURNE 3003 (REI)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 28/02/2023

Property Type: Apartment