

# 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

710/105 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)

Single price \$608,000

### Median sale price

Median price \$610,000

Property Type Unit

Suburb West Melbourne

Period - From 01/10/2022

to 31/12/2022

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	1312/673 La Trobe St DOCKLANDS 3008	\$610,000	29/10/2022
2	2811/618 Lonsdale St MELBOURNE 3000	\$585,000	22/11/2022
3	102/639 Lonsdale St MELBOURNE 3000	\$570,000	27/03/2023

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:

09/04/2023 14:56



2 2 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**1312/673 La Trobe St DOCKLANDS 3008 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$610,000

**Method:** Private Sale

**Date:** 29/10/2022

**Property Type:** Apartment



**2811/618 Lonsdale St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$585,000

**Method:** Private Sale

**Date:** 22/11/2022

**Property Type:** Apartment



**102/639 Lonsdale St MELBOURNE 3000 (REI)**

**Agent Comments**

2 2 1

**Price:** \$570,000

**Method:** Private Sale

**Date:** 27/03/2023

**Property Type:** Apartment