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

1305/41 Batman Street, West Melbourne Vic 3003

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$475,000

Median sale price

Median price	\$510,000	Pro	perty Type Unit	:	Suburb	West Melbourne
Period - From	01/10/2023	to	31/12/2023	Sourc	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.

Add	dress of comparable property	Price	Date of sale
1	606/118 Dudley St WEST MELBOURNE 3003	\$491,000	12/12/2023
2	1110/163 City Rd SOUTHBANK 3006	\$483,000	08/11/2023
3	1909/105 Batman St WEST MELBOURNE 3003	\$480,000	29/11/2023

OR

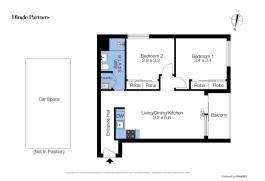
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

21/03/2024 17:20



Dingle Partners





Property Type: Apartment Agent Comments Indicative Selling Price \$475,000 Median Unit Price December quarter 2023: \$510,000

Comparable Properties



606/118 Dudley St WEST MELBOURNE 3003 Agent Comments (REI/VG)



Price: \$491,000 Method: Private Sale Date: 12/12/2023 Property Type: Apartment

1110/163 City Rd SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$483,000 Method: Private Sale Date: 08/11/2023 Property Type: Apartment Land Size: 68 sqm approx



1909/105 Batman St WEST MELBOURNE 3003 Agent Comments (REI/VG)



Price: \$480,000 Method: Private Sale Date: 29/11/2023 Property Type: Unit

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



property data

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