

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

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

Single price \$475,000

Median sale price

Median price \$510,000

Property Type Unit

Suburb West Melbourne

Period - From 01/10/2023

to 31/12/2023

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	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 (REI/VG) **Agent Comments**



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 (REI/VG) **Agent Comments**



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

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



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