



Statement Of Information

Sections 47AF of the Estate Agents Act 1980

1007/33-43 Batman Street, West Melbourne

Indicative selling price

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

(*Delete single price or range as applicable)

Single price or range between \$429,000 & \$459,000

Median sale price

(*Delete house or unit as applicable)

Median price \$509,000 *House ☐ *unit ☒ Suburb or locality Mernda
Period - From May 2022 to Dec 2022 Source REA

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
302/55- 634 Jeftcott Street, West Melbourne	\$450,000	12/05/2022
513/118 Dudley Street, West Melbourne	\$470,000	06/06/2022
2302/639 Lonsdale Street, Melbourne	\$470,000	05/12/2022

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*.

Or

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.~~

(*Delete as applicable)