

# 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 2014/105 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)

Price Range

\$430,000

&

\$460,000

### Median sale price

Median price

\$513,750

Property Type

House

Suburb

West Melbourne (3003)

Period - From

13/05/2023

to

13/05/2024

Source

REA

### Comparable property sales

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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
1002/105 BATMAN STREET, WEST MELBOURNE VIC 3003	\$410,000	21/03/2024
2214/105 BATMAN STREET, WEST MELBOURNE VIC 3003	\$450,000	06/01/2024
1902/105 BATMAN STREET, WEST MELBOURNE VIC 3003	\$450,000	05/04/2024

This Statement of Information was prepared on: 13/05/2024