

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

1213/23 Batman Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$990,000 & \$1,089,000

Median sale price

Median price \$550,000 Property Type Unit Suburb West Melbourne

Period - From 01/04/2023 to 30/06/2023 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	3408/560 Lonsdale St MELBOURNE 3000	\$1,100,000	25/08/2023
2	1806/23 Batman St WEST MELBOURNE 3003	\$1,045,000	10/05/2023
3	701/5 Wominjeka Wlk WEST MELBOURNE 3003	\$1,015,000	29/06/2023

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:

22/09/2023 17:02

Jenny Zhang

03 8888 2000

0450 809 188

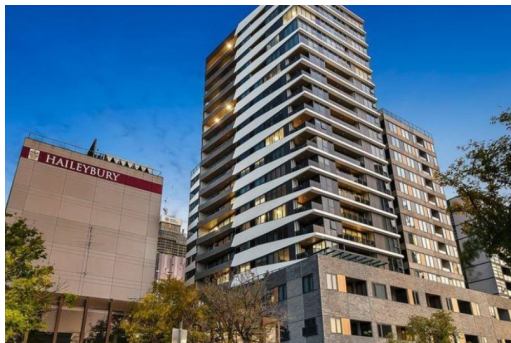
jzhang@rtedgar.com.au

Indicative Selling Price

\$990,000 - \$1,089,000

Median Unit Price

June quarter 2023: \$550,000



3 2 2

Property Type: Apartment

Agent Comments

Year built 2019 Total Area: 100.7 sqm approx. Balcony Facing North 2 Car Parks

Comparable Properties



3408/560 Lonsdale St MELBOURNE 3000 (REI) Agent Comments

3 2 1

Price: \$1,100,000

Method: Private Sale

Date: 25/08/2023

Property Type: Apartment



1806/23 Batman St WEST MELBOURNE 3003 (REI/VG) Agent Comments

3 2 2

Price: \$1,045,000

Method: Private Sale

Date: 10/05/2023

Property Type: Unit



701/5 Wominjeka Wik WEST MELBOURNE 3003 (REI) Agent Comments

3 2 2

Price: \$1,015,000

Method: Private Sale

Date: 29/06/2023

Property Type: Apartment

Land Size: 28 sqm approx

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