

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

1702/393 Spencer Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$555,000 Property Type Unit Suburb West Melbourne

Period - From 21/09/2022 to 20/09/2023 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	1703/105 Batman St WEST MELBOURNE 3003	\$645,000	07/06/2023
2	913/105 Batman St WEST MELBOURNE 3003	\$640,000	07/06/2023
3	705/393 Spencer St WEST MELBOURNE 3003	\$645,000	21/05/2023

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:

21/09/2023 16:17



 2
  -
 

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$640,000 - \$690,000

Median Unit Price

21/09/2022 - 20/09/2023: \$555,000

Comparable Properties

1703/105 Batman St WEST MELBOURNE 3003 (REI) Agent Comments

 2
  2
  1

Price: \$645,000

Method:

Date: 07/06/2023

Property Type: Apartment

913/105 Batman St WEST MELBOURNE 3003 (REI) Agent Comments

 2
  2
  1

Price: \$640,000

Method:

Date: 07/06/2023

Property Type: Apartment

705/393 Spencer St WEST MELBOURNE 3003 (VG) Agent Comments

 2
  -
  -

Price: \$645,000

Method: Sale

Date: 21/05/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Harcourts Vermont South | P: 03 98861008