

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

2009/105 BATMAN STREET WEST MELBOURNE VIC 3003

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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

1506/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$538,000	22-Nov-24
506/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$558,800	05-Oct-24
901/408 SPENCER STREET WEST MELBOURNE VIC 3003	\$563,000	28-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 15 January 2025



**1506/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

Sold Price

^{RS} **\$538,000** ^{UN}

Sold Date **22-Nov-24**

2 2 -

Distance **0km**



**506/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$558,800

Sold Date **05-Oct-24**

2 2 1

Distance **0km**



**901/408 SPENCER STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$563,000

Sold Date **28-Oct-24**

1 1 -

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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