

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

601/41 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

\$455,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Sep 2022

to

31 Aug 2023

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

203/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	553500	22-Jun-23
1311/41 BATMAN STREET WEST MELBOURNE VIC 3003	445000	22-May-23
1301/41 BATMAN STREET WEST MELBOURNE VIC 3003	495000	25-Jul-23

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: 12 September 2023



**203/112 ADDERLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

553500

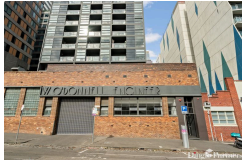
Sold Date

22-Jun-23

 2  1  1

Distance

0.35km



**1311/41 BATMAN STREET WEST
MELBOURNE VIC 3003**

Sold Price

445000

Sold Date

22-May-23

 2  1  1

Distance

-



**1301/41 BATMAN STREET WEST
MELBOURNE VIC 3003**

Sold Price

495000

Sold Date

25-Jul-23

 2  1  1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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