

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 808/53 Batman Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$265,000 & \$291,500

Median sale price

Median price \$624,999 Property Type Unit Suburb West Melbourne

Period - From 20/07/2019 to 19/07/2020 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	2412/283 City Rd SOUTHBANK 3006	\$290,000	01/07/2020
2	3515/350 William St MELBOURNE 3000	\$290,000	29/06/2020
3	403/17 Singers La MELBOURNE 3000	\$281,000	01/07/2020

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: 20/07/2020 15:17



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$265,000 - \$291,500

Median Unit Price

20/07/2019 - 19/07/2020: \$624,999

Comparable Properties



2412/283 City Rd SOUTHBANK 3006 (REI)

Agent Comments

1 1 -

Price: \$290,000

Method: Private Sale

Date: 01/07/2020

Property Type: Apartment



3515/350 William St MELBOURNE 3000 (REI)

Agent Comments

1 1 -

Price: \$290,000

Method: Private Sale

Date: 29/06/2020

Rooms: 3

Property Type: Apartment



403/17 Singers La MELBOURNE 3000 (REI)

Agent Comments

1 1 -

Price: \$281,000

Method: Sold Before Auction

Date: 01/07/2020

Rooms: 2

Property Type: Apartment