

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 2001/23 Batman Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$642,000 Property Type Unit Suburb West Melbourne

Period - From 13/04/2020 to 12/04/2021 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	1301/112 Adderley St WEST MELBOURNE 3003	\$1,838,000	25/03/2021
2	4907/318 Russell St MELBOURNE 3000	\$1,810,799	14/01/2021
3	51/299 Queen St MELBOURNE 3000	\$1,750,000	14/12/2020

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: 13/04/2021 12:33



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,800,000

Median Unit Price

13/04/2020 - 12/04/2021: \$642,000

Comparable Properties

**1301/112 Adderley St WEST MELBOURNE
3003 (VG)**

Agent Comments

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Price: \$1,838,000

Method: Sale

Date: 25/03/2021

Property Type: Strata Unit/Flat

4907/318 Russell St MELBOURNE 3000 (VG)

Agent Comments

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Price: \$1,810,799

Method: Sale

Date: 14/01/2021

Property Type: Flat/Unit/Apartment (Res)

51/299 Queen St MELBOURNE 3000 (VG)

Agent Comments

 2  -  -

Price: \$1,750,000

Method: Sale

Date: 14/12/2020

Property Type: Flat/Unit/Apartment (Res)