

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,980,000

### Median sale price

Median price \$1,500,000 Property Type House Suburb West Melbourne

Period - From 01/10/2019 to 30/09/2020 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	7502/7 Riverside Quay SOUTHBANK 3006	\$2,400,000	26/05/2020
2	12/181 Franklin St MELBOURNE 3000	\$1,680,000	15/08/2020
3			

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: 12/11/2020 12:37



 4    3    4

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

Year ending September 2020: \$1,500,000

## Comparable Properties

**7502/7 Riverside Quay SOUTHBANK 3006 (VG)** Agent Comments

 3    -    -

**Price:** \$2,400,000

**Method:** Sale

**Date:** 26/05/2020

**Property Type:** Flat/Unit/Apartment (Res)



**12/181 Franklin St MELBOURNE 3000 (REI)** Agent Comments

 2    2    1

**Price:** \$1,680,000

**Method:** Sold Before Auction

**Date:** 15/08/2020

**Property Type:** Apartment

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.