

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

1313/23 Batman St, 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 \$1050000 or range between \$* & \$*

Median sale price

Median price \$1110750 Property type *Apartment* Suburb West Melbourne

Period - From 11/2019 to 11/2020 Source PriceFinder

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
2104/231 HARBOUR ESPLANADE, DOCKLANDS VIC 3008	\$1020000	18/03/2020
1/535 Flinders La, MELBOURNE VIC 3000	\$1060000	13/03/2020
2901/63 WHITEMAN STREET, SOUTH BANK VIC 3006	\$969000	17/06/2020

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: Skysea International Group