

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 1606/15-31 Batman Street, West Melbourne Vic 3003

Indicative selling price

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

Single price \$1,195,000

Median sale price

Median price \$577,500 House Unit X Suburb West Melbourne

Period - From 01/01/2018 to 31/03/2018 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	602/616 Little Collins St MELBOURNE 3000	\$1,225,000	13/04/2018
2	605/70 Lorimer St DOCKLANDS 3008	\$1,190,000	27/01/2018
3	282/100 Kavanagh St SOUTHBANK 3006	\$1,160,000	18/01/2018

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$1,195,000
Median Unit Price
 March quarter 2018: \$577,500

Comparable Properties



602/616 Little Collins St MELBOURNE 3000 (REI) Agent Comments



Price: \$1,225,000
Method: Private Sale
Date: 13/04/2018
Rooms: 4
Property Type: Flat/Unit/Apartment (Res)
Land Size: 167 sqm approx



605/70 Lorimer St DOCKLANDS 3008 (REI/VG) Agent Comments



Price: \$1,190,000
Method: Private Sale
Date: 27/01/2018
Rooms: -
Property Type: Apartment



282/100 Kavanagh St SOUTHBANK 3006 (VG) Agent Comments



Price: \$1,160,000
Method: Sale
Date: 18/01/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)