

# 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 403/112 Ireland 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)

Single Price \$265,000

### Median sale price

Median price \$585,125 Property Type Apartment Suburb West Melbourne (3003)

Period - From 04/05/2021 to 03/05/2021 Source realestate.com.au

### Comparable property sales

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
1310/53 BATMAN STREET, WEST MELBOURNE VIC 3003	\$267,500	18/05/2021
709/53 BATMAN STREET, WEST MELBOURNE VIC 3003	\$270,000	22/12/2020
401/162 ROSSLYN STREET, WEST MELBOURNE VIC 3003	\$310,000	11/01/2021

This Statement of Information was prepared on: 25/05/2021