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	906/23 Batman Street, West Melbourne Vic 3003

Indicative selling price

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

Range between $330,000 & $360,000

Median sale price

Median price $535,500 Property Type Unit Suburb West Melbourne

Period - From 19/05/2022 to 18/05/2023 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	204/23 Batman St WEST MELBOURNE 3003	$355,000	16/02/2023
2	1212/620 Collins St MELBOURNE 3000	$351,000	14/04/2023
3	209/518 Swanston St CARLTON 3053	$350,000	06/05/2023

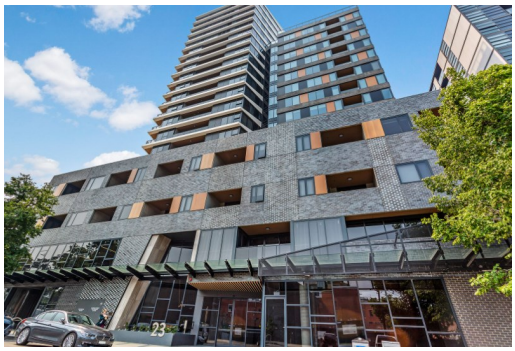
OR

~~**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: 19/05/2023 12:05

906/23 Batman Street, West Melbourne Vic 3003

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$330,000 - $360,000
Median Unit Price
19/05/2022 - 18/05/2023: $535,500

Comparable Properties

204/23 Batman St WEST MELBOURNE 3003 (VG)

1 - -

Agent Comments

Price: $355,000
Method: Sale
Date: 16/02/2023
Property Type: Flat/Unit/Apartment (Res)



1212/620 Collins St MELBOURNE 3000 (REI)

1 1 -

Agent Comments

Price: $351,000
Method: Private Sale
Date: 14/04/2023
Property Type: Apartment



209/518 Swanston St CARLTON 3053 (REI)

1 1 -

Agent Comments

Price: $350,000
Method: Private Sale
Date: 06/05/2023
Property Type: Apartment

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