

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

1302/53 Batman Street 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

or range
between

\$295,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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 6 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

| | | |
|---|-----------|-----------|
| 1003/7 Katherine Place Melbourne VIC 3000 | \$310,000 | 16-Oct-20 |
| 1021/555 Flinders Street Melbourne VIC 3000 | \$305,000 | 21-Oct-20 |
| 704/50 Haig Street Southbank VIC 3006 | \$300,000 | 08-Oct-20 |

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 6 months.~~

This Statement of Information was prepared on: 15 November 2020

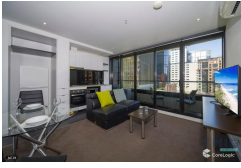


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1003/7 Katherine Place Melbourne VIC 3000

Sold Price

^{RS} **\$310,000**

Sold Date

16-Oct-20

1 1 -

Distance

1.1km



1021/555 Flinders Street Melbourne VIC 3000

Sold Price

^{RS} **\$305,000** ^{UN}

Sold Date

21-Oct-20

1 1 -

Distance

1.19km



704/50 Haig Street Southbank VIC 3006

Sold Price

^{RS} **\$300,000** ^{UN}

Sold Date

08-Oct-20

1 1 -

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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