

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

407/105 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

2214/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$450,000	03-Nov-23
109/10 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$450,000	23-Oct-23
2704/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$440,000	07-Dec-23

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: 08 March 2024



**2214/105 BATMAN STREET WEST
 MELBOURNE VIC 3003**

Sold Price **\$450,000** Sold Date **03-Nov-23**

 1  1  1

Distance **0.03km**

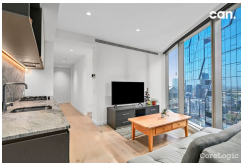


**109/10 WOMINJEKA WALK WEST
 MELBOURNE VIC 3003**

Sold Price Sold Date **23-Oct-23**

 1  1  -

Distance **0.18km**



**2704/639 LITTLE LONSDALE
 STREET MELBOURNE VIC 3000**

Sold Price **\$440,000** Sold Date **07-Dec-23**

 1  1  -

Distance **0.38km**

RS = Recent sale UN = Undisclosed Sale

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