

# 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 1311/33-43 Batman 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 \$478,000

### Median sale price

Median price \$435,000 Property Type Unit Suburb West Melbourne

Period - From 01/01/2023 to 31/03/2023 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	402/162 Rosslyn St WEST MELBOURNE 3003	\$482,000	24/04/2023
2	1612/65 Dudley St WEST MELBOURNE 3003	\$475,000	28/02/2023
3	2302/639 Lonsdale St MELBOURNE 3000	\$470,000	06/12/2022

**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: 03/05/2023 14:36



Property Type:  
Agent Comments

Indicative Selling Price  
\$478,000  
Median Unit Price  
March quarter 2023: \$435,000

## Comparable Properties



402/162 Rosslyn St WEST MELBOURNE 3003 (REI) Agent Comments



Price: \$482,000  
Method: Private Sale  
Date: 24/04/2023  
Property Type: Apartment



1612/65 Dudley St WEST MELBOURNE 3003 (REI) Agent Comments



Price: \$475,000  
Method: Private Sale  
Date: 28/02/2023  
Property Type: Apartment



2302/639 Lonsdale St MELBOURNE 3000 (REI) Agent Comments



Price: \$470,000  
Method: Private Sale  
Date: 06/12/2022  
Property Type: Apartment

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