

Corene Chan

P 03 93293266

M 0499988271

E corene@corerealty.com.au

Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

1M/41 Batman Street West Melbourne VIC 3003

 2  2  1

Indicative Selling Price

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

Single Price \$700,000

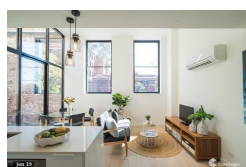







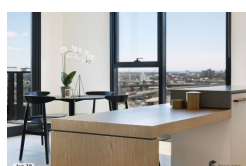



Median Sale Price

\$557,500 Units in West Melbourne between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

Comparable Property Sales

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.

	106/392 Spencer Street West Melbourne VIC 3003  2  2  1	Sold Price ^{RS}	\$689,000 ^{UN}	Sold Date	02-Jul-19
				Distance	0.09km
	407/145 Roden Street West Melbourne VIC 3003  2  2  1	Sold Price	\$720,000	Sold Date	18-Mar-19
				Distance	0.48km
	810/9 Dryburgh Street West Melbourne VIC 3003  2  2  1	Sold Price	\$710,000	Sold Date	11-Jul-19
				Distance	0.97km

RS = Recent sale

UN = Undisclosed Sale

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