

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	911/23 Batman Street, West Melbourne Vic 3003
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000	&	\$720,000
-------------------------	---	-----------

Median sale price

Median price	\$730,500	Hou	se	Unit	Х	8	Suburb	West Melbourne
Period - From	01/04/2019	to	30/06/2019		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	714/23 Batman St WEST MELBOURNE 3003	\$725,000	14/05/2019
2	17/22-26 Howard St NORTH MELBOURNE 3051	\$715,000	15/06/2019
3	29/100 Queensberry St CARLTON 3053	\$710,000	18/06/2019

OR

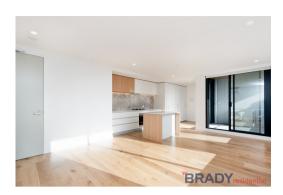
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





Generated: 02/08/2019 10:18







Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$700,000 - \$720,000 Median Unit Price June quarter 2019: \$730,500

Comparable Properties

714/23 Batman St WEST MELBOURNE 3003

(VG)

-2





Price: \$725,000 Method: Sale Date: 14/05/2019

Rooms: -

Property Type: Strata Unit/Flat

17/22-26 Howard St NORTH MELBOURNE

3051 (REI)

2





Price: \$715,000 Method: Private Sale Date: 15/06/2019

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments



29/100 Queensberry St CARLTON 3053

(REI/VG)

-2





Price: \$710,000

Method: Sold Before Auction

Date: 18/06/2019

Rooms: -

Property Type: Apartment

Agent Comments

Account - Brady Residential | P: 03 9602 3866 | F: 03 9602 2733





Generated: 02/08/2019 10:18