

## 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 911/23 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)

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

#### Median sale price

Median price \$730,500 House Unit X 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.



2   -   -

**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)**

Agent Comments

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)**

Agent Comments

2   2   1

**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 15/06/2019  
**Rooms:** -  
**Property Type:** Apartment



**29/100 Queensberry St CARLTON 3053 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$710,000  
**Method:** Sold Before Auction  
**Date:** 18/06/2019  
**Rooms:** -  
**Property Type:** Apartment