

## 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

601/41 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$455,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Sep 2022

to

31 Aug 2023

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

203/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	553500	22-Jun-23
1311/41 BATMAN STREET WEST MELBOURNE VIC 3003	445000	22-May-23
1301/41 BATMAN STREET WEST MELBOURNE VIC 3003	495000	25-Jul-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: 12 September 2023



**203/112 ADDERLEY STREET WEST  
MELBOURNE VIC 3003**

2 1 1

Sold Price

**553500**

Sold Date

**22-Jun-23**

Distance

**0.35km**



**1311/41 BATMAN STREET WEST  
MELBOURNE VIC 3003**

2 1 1

Sold Price

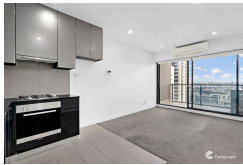
**445000**

Sold Date

**22-May-23**

Distance

-



**1301/41 BATMAN STREET WEST  
MELBOURNE VIC 3003**

2 1 1

Sold Price

**495000**

Sold Date

**25-Jul-23**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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