

## 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

404/53 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

\$380,000

&

\$418,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$559,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jul 2021

to

30 Jun 2022

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

410/41 BATMAN STREET WEST MELBOURNE VIC 3003	\$403,000	09-Jan-22
401/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$418,000	20-Nov-21
503/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$405,000	15-Oct-21

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: 29 July 2022



**410/41 BATMAN STREET WEST  
MELBOURNE VIC 3003**

 2  1  1

Sold Price

**\$403,000**

Sold Date

**09-Jan-22**

Distance

**0.04km**



**401/58 JEFFCOTT STREET WEST  
MELBOURNE VIC 3003**

 1  1  1

Sold Price

**\$418,000**

Sold Date

**20-Nov-21**

Distance

**0.05km**



**503/58 JEFFCOTT STREET WEST  
MELBOURNE VIC 3003**

 1  1  1

Sold Price

**\$405,000**

Sold Date

**15-Oct-21**

Distance

**0.05km**

RS = Recent sale

UN = Undisclosed Sale

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