

A yellow bicycle with a wicker basket of pink flowers parked in front of a white picket fence. The bicycle has a brown saddle and a rear rack. The basket is filled with pink flowers and greenery. The fence is white with decorative posts. The background shows a building and trees.

**RayWhite.**

**Statement  
of  
information**

206/53 BATMAN STREET, WEST MELBOURNE, VIC 3003  
PREPARED BY MATTHEW SCHROEDER, RAY WHITE BRUNSWICK

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**206/53 BATMAN STREET, WEST**

1 1 -

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$260,000 to \$280,000**

Provided by: Matthew Schroeder , Ray White Brunswick

## MEDIAN SALE PRICE

**WEST MELBOURNE, VIC, 3003**

Suburb Median Sale Price (Unit)

**\$588,800**

01 July 2023 to 30 June 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.

**1909/288 SPENCER ST, MELBOURNE, VIC 3000**

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Sale Price

**\$270,000**

Sale Date: 08/07/2024

Distance from Property: 291m

**2305/557 LITTLE LONSDALE ST, MELBOURNE,**

1 1 -

Sale Price

**\$288,000**

Sale Date: 08/02/2024

Distance from Property: 417m

**1016/408 LONSDALE ST, MELBOURNE, VIC**

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Sale Price

**\$250,000**

Sale Date: 28/03/2024

Distance from Property: 784m

This report has been compiled on 08/08/2024 by Ray White Brunswick. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

206/53 BATMAN STREET, WEST MELBOURNE, VIC 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$260,000 to \$280,000

### Median sale price

Median price \$588,800

Property type

Unit

Suburb

WEST MELBOURNE

Period 01 July 2023 to 30 June 2024

Source



### Comparable property sales

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

1909/288 SPENCER ST, MELBOURNE, VIC 3000	\$270,000	08/07/2024
2305/557 LITTLE LONSDALE ST, MELBOURNE, VIC 3000	\$288,000	08/02/2024
1016/408 LONSDALE ST, MELBOURNE, VIC 3000	\$250,000	28/03/2024

This Statement of Information was prepared on:

08/08/2024