



**Rooms:**  
**Property Type:** Office (Com)  
Agent Comments

**Indicative Selling Price**  
\$420,000 - \$462,000  
**Median Unit Price**  
March quarter 2017: \$812,000

## Comparable Properties



**1708/218 A Beckett St MELBOURNE 3000 (REI)** Agent Comments



**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 18/01/2017  
**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:** 57 sqm



**811/25 Therry St MELBOURNE 3000 (REI/VG)** Agent Comments



**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 05/03/2017  
**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:** 62 sqm



**204/243 Collins St MELBOURNE 3000 (REI)** Agent Comments



**Price:** \$435,000  
**Method:** Auction Sale  
**Date:** 04/03/2017  
**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:** 55 sqm

## 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 15 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 \$420,000 & \$462,000

#### Median sale price

Median price \$812,000 Unit X Suburb West Melbourne  
 Period - From 01/01/2017 to 31/03/2017 Source REIV

#### Comparable property sales

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
1708/218 ABeckett St MELBOURNE 3000	\$450,000	18/01/2017
811/25 Therry St MELBOURNE 3000	\$440,000	05/03/2017
204/243 Collins St MELBOURNE 3000	\$435,000	04/03/2017