

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

508/393 SPENCER STREET WEST MELBOURNE VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

100/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$425,000	08-Jul-23
402/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$420,000	13-Jun-23
110/121 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$410,000	26-Jun-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: 22 November 2023



**100/58 JEFFCOTT STREET WEST
MELBOURNE VIC 3003**

1 1 1

Sold Price

\$425,000

Sold Date

08-Jul-23

Distance

0.12km



**402/58 JEFFCOTT STREET WEST
MELBOURNE VIC 3003**

1 1 1

Sold Price

\$420,000

Sold Date

13-Jun-23

Distance

0.12km



**110/121 ROSSLYN STREET WEST
MELBOURNE VIC 3003**

1 1 1

Sold Price

\$410,000

Sold Date

26-Jun-23

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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