

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

613/58 JEFFCOTT 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

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jun 2023

to

31 May 2024

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

1111/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$749,999	12-Aug-23
123/33 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$850,300	21-Mar-24
2901/618 LONSDALE STREET MELBOURNE VIC 3000	\$900,000	05-Feb-24

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: 27 June 2024

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**1111/58 JEFFCOTT STREET WEST
MELBOURNE VIC 3003**

 3  2  1

Sold Price

\$749,999

Sold Date **12-Aug-23**

Distance

0km



**123/33 JEFFCOTT STREET WEST
MELBOURNE VIC 3003**

 3  2  1

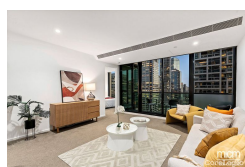
Sold Price

\$850,300

Sold Date **21-Mar-24**

Distance

0.13km



**2901/618 LONSDALE STREET
MELBOURNE VIC 3000**

 3  2  1

Sold Price

\$900,000

Sold Date **05-Feb-24**

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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