

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

812/58 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

or range
between

\$290,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

2204/28 WILLS STREET MELBOURNE VIC 3000	\$340,000	31-Jan-24
801/677 LA TROBE STREET DOCKLANDS VIC 3008	\$317,500	15-Nov-23
507/429 SPENCER STREET WEST MELBOURNE VIC 3003	\$302,500	28-Oct-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: 15 March 2024



**2204/28 WILLS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$340,000** Sold Date **31-Jan-24**

Distance **0.53km**



**801/677 LA TROBE STREET
DOCKLANDS VIC 3008**

1 1 -

Sold Price **\$317,500** Sold Date **15-Nov-23**

Distance **0.49km**



**507/429 SPENCER STREET WEST
MELBOURNE VIC 3003**

1 1 -

Sold Price **\$302,500** Sold Date **28-Oct-23**

Distance **0.18km**

RS = Recent sale **UN** = Undisclosed Sale

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