

## 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

708/58 JEFFCOTT 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) (\*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

\$515,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jan 2023

to

31 Dec 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

1114/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$410,000	22-Dec-23
2214/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$450,000	03-Nov-23
101-113 BATMAN STREET WEST MELBOURNE VIC 3003	\$450,000	03-Nov-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: 29 January 2024


**1114/65 DUDLEY STREET WEST  
 MELBOURNE VIC 3003**

Sold Price

<sup>RS</sup> **\$410,000**

 Sold Date **22-Dec-23**
 1  1  1

 Distance **0.19km**

**2214/105 BATMAN STREET WEST  
 MELBOURNE VIC 3003**

Sold Price

**\$450,000**

 Sold Date **03-Nov-23**
 1  1  1

 Distance **0.18km**

**101-113 BATMAN STREET WEST  
 MELBOURNE VIC 3003**

Sold Price

 Sold Date **03-Nov-23**
 1  1  1

 Distance **0.18km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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