

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

4/28-32 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

\$690,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

West Melbourne

Period-from

01 Aug 2023

to

31 Jul 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

| | | |
|--|-----------|-----------|
| 118/350 VICTORIA STREET NORTH MELBOURNE VIC 3051 | \$725,000 | 22-Jun-24 |
| 7/39-47 PEEL STREET WEST MELBOURNE VIC 3003 | \$670,000 | 12-May-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: 06 August 2024

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**118/350 VICTORIA STREET NORTH
MELBOURNE VIC 3051**

Sold Price

^{RS}

\$725,000

Sold Date

22-Jun-24

2 1 1

Distance

0.68km



**7/39-47 PEEL STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$670,000

Sold Date

12-May-24

2 1 1

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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