

## 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

106/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003

### Indicative selling price

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

Single Price

or range  
between

\$490,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jan 2022

to

31 Dec 2022

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

|   |           |           |
|---|-----------|-----------|
| 304/55-63 JEFFCOTT STREET WEST MELBOURNE VIC 3003 | \$500,000 | 01-Oct-22 |
| 401/55-63 JEFFCOTT STREET WEST MELBOURNE VIC 3003 | \$475,000 | 22-Nov-22 |
| 602/150 DUDLEY STREET WEST MELBOURNE VIC 3003     | \$515,000 | 14-Dec-22 |

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: 17 January 2023

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## 304/55-63 JEFFCOTT STREET WEST MELBOURNE VIC 3003

2 1 1

Sold Price **\$500,000** Sold Date **01-Oct-22**

Distance **0.08km**

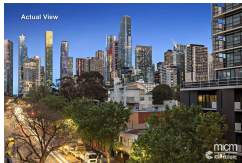


## 401/55-63 JEFFCOTT STREET WEST MELBOURNE VIC 3003

2 1 1

Sold Price **\$475,000** Sold Date **22-Nov-22**

Distance **0.08km**



## 602/150 DUDLEY STREET WEST MELBOURNE VIC 3003

2 1 1

Sold Price <sup>RS</sup> **\$515,000** Sold Date **14-Dec-22**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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