

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

102/58 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

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

708/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$570,000	16-Apr-24
21/30-44 CHETWYND STREET WEST MELBOURNE VIC 3003	\$590,000	10-May-24
39/30-44 CHETWYND STREET WEST MELBOURNE VIC 3003	\$595,000	30-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: 22 August 2024

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**708/5 WOMINJEKA WALK WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price **\$570,000** Sold Date **16-Apr-24**

Distance **0.29km**



**21/30-44 CHETWYND STREET
WEST MELBOURNE VIC 3003**

2 1 1

Sold Price **\$590,000** Sold Date **10-May-24**

Distance **0.49km**



**39/30-44 CHETWYND STREET
WEST MELBOURNE VIC 3003**

2 1 1

Sold Price **\$595,000** Sold Date **30-May-24**

Distance **0.49km**



**407/89 RODEN STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price ^{RS} **\$566,000** Sold Date **22-Jul-24**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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