



## 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 304/55 Jeffcott Street, West Melbourne, 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$480,000.00 & \$520,000.00

### Median sale price

Median price \$559,000.00 Property type Unit/Apartment Suburb WEST MELBOURNE

Period - From Sep 2021 to Aug 2022 Source Corelogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
302/55-63 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$450,000.00	12/05/2022
1304/620 COLLINS STREET MELBOURNE VIC 3000	\$465,000.00	16/08/2022
1708A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$448,000.00	6/05/2022

This Statement of Information was prepared on: Friday 16th September 2022