

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

912/58 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

\$265,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 May 2021

to

30 Apr 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

210/399 BOURKE STREET MELBOURNE VIC 3000	\$275,000	28-Nov-21
1203/601-611 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$270,000	02-Mar-22
1005/53 BATMAN STREET WEST MELBOURNE VIC 3003	\$257,000	31-Mar-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: 18 May 2022



**210/399 BOURKE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$275,000** Sold Date **28-Nov-21**

Distance -



**1203/601-611 LITTLE COLLINS
STREET MELBOURNE VIC 3000**

1 1 -

Sold Price **\$270,000** Sold Date **02-Mar-22**

Distance -



**1005/53 BATMAN STREET WEST
MELBOURNE VIC 3003**

1 1 -

Sold Price **\$257,000** Sold Date **31-Mar-22**

Distance -

RS = Recent sale UN = Undisclosed Sale

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