

## 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

193/486 La Trobe Street West Melbourne VIC 3003

### Indicative selling price

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

Single Price

or range  
between

\$790,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,250

Property type

Unit

Suburb

West Melbourne

Period-from

01 Sep 2020

to

31 Aug 2021

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

118/33 Jeffcott Street West Melbourne VIC 3003	\$825,000	26-Jun-21
46/33 Jeffcott Street West Melbourne VIC 3003	\$805,000	12-Mar-21
3/28 Ireland Street West Melbourne VIC 3003	\$850,000	28-Apr-21

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: 11 September 2021



**118/33 Jeffcott Street West  
Melbourne VIC 3003**

Sold Price

RS

**\$825,000**

Sold Date

**26-Jun-21**

 3  2  1

Distance

-



**46/33 Jeffcott Street West  
Melbourne VIC 3003**

Sold Price

**\$805,000**

Sold Date

**12-Mar-21**

 3  2  1

Distance

-



**3/28 Ireland Street West Melbourne  
VIC 3003**

Sold Price

**\$850,000**

Sold Date

**28-Apr-21**

 3  2  1

Distance

**0.84km**

RS = Recent sale

UN = Undisclosed Sale

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