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	16/43-51 Jeffcott Street, West Melbourne Vic 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $580,000 & $638,000

Median sale price

Median price $615,000 ~~House~~ Unit X Suburb West Melbourne

Period - From 01/04/2017 to 30/06/2017 Source REIV

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 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
1	125/33 Jeffcott St WEST MELBOURNE 3003	$670,000	08/07/2017
2	17/33 Jeffcott St WEST MELBOURNE 3003	$660,000	26/08/2017
3	9/28 Jeffcott St WEST MELBOURNE 3003	$626,500	13/05/2017

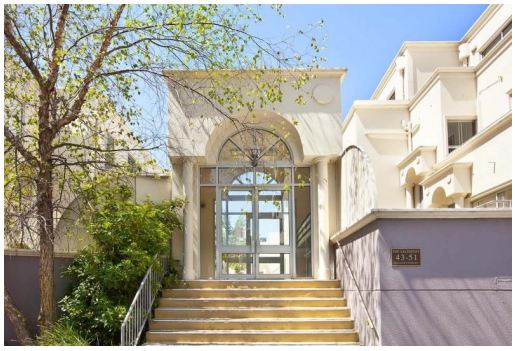
OR

~~**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 six months.~~

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

16/43-51 Jeffcott Street, West Melbourne Vic 3003



2 1 1

Rooms:
Property Type: Apartment

Agent Comments

Indicative Selling Price
$580,000 - $638,000
Median Unit Price
June quarter 2017: $615,000

Comparable Properties



125/33 Jeffcott St WEST MELBOURNE 3003 (REI)

2 1 1

Price: $670,000
Method: Auction Sale
Date: 08/07/2017
Rooms: 3
Property Type: Apartment

Agent Comments



17/33 Jeffcott St WEST MELBOURNE 3003 (REI)

2 2 1

Price: $660,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 3
Property Type: Apartment
Land Size: 86 sqm approx

Agent Comments



9/28 Jeffcott St WEST MELBOURNE 3003 (REI)

2 1 1

Price: $626,500
Method: Auction Sale
Date: 13/05/2017
Rooms: 3
Property Type: Apartment

Agent Comments

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