

31/43-51 Jeffcott Street, West Melbourne Vic 3003



3 Bed 2 Bath 2 Car
Property Type: Unit

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

Year ending March 2018: \$624,500

Comparable Properties



27/43-51 Jeffcott Street, West Melbourne 3003 (REI)

3 Bed 2 Bath 2 Car

Price: \$950,000

Method: Private Sale

Date: 29/12/2017

Property Type: Apartment

Agent Comments: Updated kitchen, renovated bathroom, same floor plan.



9/11 Anderson Street, West Melbourne 3003 (REI)

3 Bed 1 Bath 1 Car

Price: \$935,000

Method: Auction Sale

Date: 24/02/2018

Property Type: Apartment

Agent Comments: Factory conversion, superior internal condition, more in demand property type, only one bathroom.



5/1-9 Villiers Street, North Melbourne 3051 (REI/VG)

3 Bed 2 Bath 1 Car

Price: \$859,000

Method: Private Sale

Date: 09/11/2017

Property Type: Apartment

Agent Comments: Comparable location, apartment living, only one car space, inferior overall.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

31/43-51 Jeffcott Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$624,500 Unit X Suburb West Melbourne

Period - From 01/04/2017 to 31/03/2018 Source REIV

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
27/43-51 Jeffcott Street, WEST MELBOURNE 3003	\$950,000	29/12/2017
9/11 Anderson Street, WEST MELBOURNE 3003	\$935,000	24/02/2018
5/1-9 Villiers Street, NORTH MELBOURNE 3051	\$859,000	09/11/2017