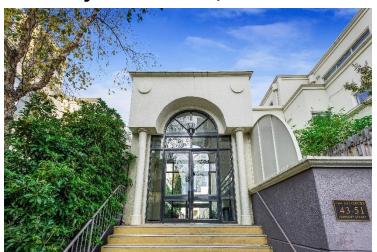
31/43-51 Jeffcott Street, West Melbourne Vic 3003



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

Pro	perty	offered	for	sale

Address	
Including suburb or	31/43-51 Jeffcott Street, West Melbourne Vic 3003
locality and postcode	

Indicative selling price

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

Range between	\$850,000	&	\$900,000	
Median sale p	price \$624,500	Unit X	Suburb West Melbourne	
Period - I	From 01/04/2017	to 31/03/2018	8 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

