

## **STATEMENT OF INFORMATION**

1/33 JEFFCOTT STREET, WEST MELBOURNE, VIC 3003

PREPARED BY TROY CROUCH, PAVILION PROPERTY GROUP PTY LTD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/33 JEFFCOTT STREET, WEST**

 3  2  1

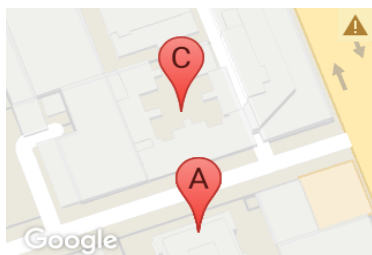
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$690,000 to \$770,000**

Provided by: Troy Crouch, The Trustee for Pavilion Property Group Pty Ltd

## MEDIAN SALE PRICE



**WEST MELBOURNE, VIC, 3003**

**Suburb Median Sale Price (Unit)**

**\$540,000**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**128/33 JEFFCOTT ST, WEST MELBOURNE, VIC**

 3  2  1

**Sale Price**

**\*\$742,000**

Sale Date: 23/09/2017

Distance from Property: 0m



**189/480 LA TROBE ST, WEST MELBOURNE, VIC**

 3  2  1

**Sale Price**

**\*\$850,000**

Sale Date: 28/10/2017

Distance from Property: 0m



**3/28 JEFFCOTT ST, WEST MELBOURNE, VIC**

 2  1  1

**Sale Price**

**\$682,000**

Sale Date: 18/02/2017

Distance from Property: 54m



This report has been compiled on 13/11/2017 by The Trustee for Pavilion Property Group Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

1/33 JEFFCOTT 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)

Price Range:

\$690,000 to \$770,000

Median sale price

Median price

\$540,000

House

Unit

X

Suburb

WEST MELBOURNE

Period

01 October 2016 to 30 September 2017

Source



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 |
|-----------------------------------------------|------------|--------------|
| 128/33 JEFFCOTT ST, WEST MELBOURNE, VIC 3003  | *\$742,000 | 23/09/2017   |
| 189/480 LA TROBE ST, WEST MELBOURNE, VIC 3003 | *\$850,000 | 28/10/2017   |
| 3/28 JEFFCOTT ST, WEST MELBOURNE, VIC 3003    | \$682,000  | 18/02/2017   |