## 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

14/43 Jeffcott Street, West Melbourne Vic 3003

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$600,000		&		\$660,000					
Median sale pr	rice									
Median price	\$625,000	Pro	operty Type	Unit			Suburb	West Melbourne		
Period - From	01/04/2020	to	31/03/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	7/39-47 Peel St WEST MELBOURNE 3003	\$649,000	20/05/2021
2	1108/8 Kavanagh St SOUTHBANK 3006	\$600,000	08/05/2021
3	411/58 Jeffcott St WEST MELBOURNE 3003	\$650,000	01/05/2021

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.

This Statement of Information was prepared on:

01/06/2021 11:15



## WHIJEFOX





**Property Type:** Apartment Agent Comments

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> Indicative Selling Price \$600,000 - \$660,000 Median Unit Price Year ending March 2021: \$625,000

# **Comparable Properties**



7/39-47 Peel St WEST MELBOURNE 3003 (REI) Agent Comments



Price: \$649,000 Method: Private Sale Date: 20/05/2021 Property Type: Apartment



1108/8 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$600,000 Method: Private Sale Date: 08/05/2021 Property Type: Apartment



411/58 Jeffcott St WEST MELBOURNE 3003 Agent Comments (REI)



Price: \$650,000 Method: Auction Sale Date: 01/05/2021 Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699





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.