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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address Including suburb and postcode	1201/58 Jeffcott Street, West Melbourne Vic 3003				
ndicative selling price					

#### Ir

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

Range between	\$399,000	&	\$438,900

#### Median sale price

Median price	\$503,000	Hou	se	Unit	Х		Suburb	West Melbourne
Period - From	01/10/2018	to	31/12/2018		Source	REIV		

#### Comparable property sales (\*Delete A or B below as applicable)

Α\* 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.

Add	dress of comparable property	Price	Date of sale
1	1102/58 Jeffcott St WEST MELBOURNE 3003	\$445,000	01/11/2018
2	402/668 Bourke St MELBOURNE 3000	\$426,000	08/12/2018
3	1006/200 Spencer St MELBOURNE 3000	\$410,000	18/10/2018

#### 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.

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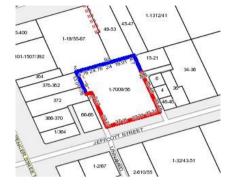


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**Indicative Selling Price** \$399,000 - \$438,900 **Median Unit Price** December quarter 2018: \$503,000

Rooms: **Property Type:** 

**Agent Comments** 



# Comparable Properties



1102/58 Jeffcott St WEST MELBOURNE 3003

(REI/VG)

Price: \$445,000 Method: Private Sale

Date: 01/11/2018 Rooms: 2

Property Type: Apartment Land Size: 64 sqm approx **Agent Comments** 



Price: \$426.000 Method: Auction Sale Date: 08/12/2018

Rooms: 2

**Property Type:** Apartment Land Size: 56 sqm approx



1006/200 Spencer St MELBOURNE 3000

(REI/VG)

Price: \$410,000 Method: Auction Sale Date: 18/10/2018

Rooms: -

Property Type: Apartment

**Agent Comments** 

**Agent Comments** 









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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.

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