

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

1201/58 Jeffcott Street, West Melbourne Vic 3003

Indicative selling price

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

House

Unit

X

Suburb

West Melbourne

Period - From

01/10/2018

to

31/12/2018

Source

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.

	Address 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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



1102/58 Jeffcott St WEST MELBOURNE 3003 (REI/VG)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 01/11/2018

Rooms: 2

Property Type: Apartment

Land Size: 64 sqm approx



402/668 Bourke St MELBOURNE 3000 (REI)

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)

Agent Comments



Price: \$410,000

Method: Auction Sale

Date: 18/10/2018

Rooms: -

Property Type: Apartment