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

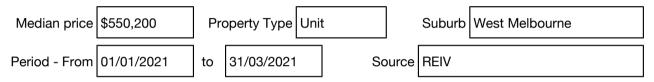
132/33 Jeffcott Street, West Melbourne Vic 3003

Indicative selling price

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Single price \$1,250,000

Median sale price



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	2/33 Rathdowne St CARLTON 3053	\$1,450,000	22/05/2021
2	2303/90 Lorimer St DOCKLANDS 3008	\$1,150,000	13/05/2021
3	1102/325 Collins St MELBOURNE 3000	\$1,250,000	19/04/2021

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:

25/05/2021 18:00









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$1,250,000 Median Unit Price March quarter 2021: \$550,200

Comparable Properties



2/33 Rathdowne St CARLTON 3053 (REI)



Price: \$1,450,000 Method: Auction Sale Date: 22/05/2021 Property Type: Apartment Agent Comments



2303/90 Lorimer St DOCKLANDS 3008 (REI)

Agent Comments



Price: \$1,150,000 Method: Private Sale Date: 13/05/2021 Property Type: Apartment



1102/325 Collins St MELBOURNE 3000 (REI) Agent Comments



Price: \$1,250,000 Method: Private Sale Date: 19/04/2021 Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255



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.