

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

3/76 Jeffcott Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$480,000 & \$510,000

Median sale price

Median price \$574,500 Property Type Unit Suburb West Melbourne

Period - From 01/07/2018 to 30/06/2019 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	6/348 Dryburgh St NORTH MELBOURNE 3051	\$500,000	25/07/2019
2	105/101-107 Hawke St WEST MELBOURNE 3003	\$496,000	03/05/2019
3	8/70 Oshanassy St NORTH MELBOURNE 3051	\$491,000	20/05/2019

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:

26/09/2019 16:57

3/76 Jeffcott Street, West Melbourne Vic 3003



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000 - \$510,000

Median Unit Price

Year ending June 2019: \$574,500

Comparable Properties



6/348 Dryburgh St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 1 1

Price: \$500,000

Method: Private Sale

Date: 25/07/2019

Property Type: Apartment



105/101-107 Hawke St WEST MELBOURNE 3003 (REI/VG)

Agent Comments

2 1 1

Price: \$496,000

Method: Private Sale

Date: 03/05/2019

Property Type: Apartment



8/70 Oshanassy St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

2 1 1

Price: \$491,000

Method: Private Sale

Date: 20/05/2019

Property Type: Apartment

Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962



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.