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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$480,000		&		\$510,000			
Median sale p	rice							
Median price	\$574,500	Pro	operty Type	Unit			Suburb	West Melbourne
Period - From	01/07/2018	to	30/06/2019		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	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



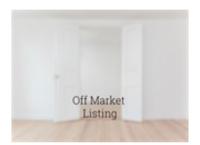




Property Type: Apartment Agent Comments

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 Agent Comments (REI)



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





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



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.