

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 8/43-51 Jeffcott Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$620,000

&

\$682,000

Median sale price

Median price \$626,000

House

Unit

X

Suburb

West Melbourne

Period - From 01/04/2018

to

30/06/2018

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	1702/22-24 Jane Bell La MELBOURNE 3000	\$661,000	19/05/2018
2	1705/22-24 Jane Bell La MELBOURNE 3000	\$657,000	23/03/2018
3	406/668 Bourke St MELBOURNE 3000	\$612,000	28/04/2018

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.



2
 1
 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$620,000 - \$682,000
Median Unit Price
 June quarter 2018: \$626,000

Comparable Properties



1702/22-24 Jane Bell La MELBOURNE 3000 (REI)

Agent Comments

2
 1
 1

Price: \$661,000
Method: Auction Sale
Date: 19/05/2018
Rooms: 3
Property Type: Apartment
Land Size: 78 sqm approx



1705/22-24 Jane Bell La MELBOURNE 3000 (REI)

Agent Comments

2
 1
 1

Price: \$657,000
Method: Sold Before Auction
Date: 23/03/2018
Rooms: 3
Property Type: Apartment
Land Size: 79 sqm approx



406/668 Bourke St MELBOURNE 3000 (REI)

Agent Comments

2
 1
 1

Price: \$612,000
Method: Auction Sale
Date: 28/04/2018
Rooms: 3
Property Type: Apartment
Land Size: 81 sqm approx