

Don Gallicchio

9670 3330

0418 148 580

don@galldon.com

Indicative Selling Price

\$625,000 - \$675,000

Median Unit Price

Year ending March 2017: \$623,750



🛏 2 🚿 - 1 🚗 1

Rooms:

Property Type:

Land Size:

Agent Comments

Comparable Properties



3305/200 Spencer St MELBOURNE 3000 (REI) Agent Comments

🛏 2 🚿 1 🚗 1

Price: \$636,000

Method: Private Sale

Date: 23/03/2017

Rooms: -

Property Type: Apartment

Land Size:



3/28-30 Jeffcott St WEST MELBOURNE 3003 (REI) Agent Comments

🛏 2 🚿 1 🚗 1

Price: \$682,000

Method: Sold Before Auction

Date: 18/02/2017

Rooms: 4

Property Type: Apartment

Land Size:



19/28 Jeffcott St WEST MELBOURNE 3003 (REI) Agent Comments

🛏 2 🚿 1 🚗 1

Price: \$662,500

Method: Auction Sale

Date: 03/12/2016

Rooms: 3

Property Type: Apartment

Land Size:

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

2/33 Jeffcott Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$625,000 & \$675,000

Median sale price

Median price \$623,750

Unit X

Suburb West Melbourne

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3305/200 Spencer St MELBOURNE 3000	\$636,000	23/03/2017
3/28-30 Jeffcott St WEST MELBOURNE 3003	\$682,000	18/02/2017
19/28 Jeffcott St WEST MELBOURNE 3003	\$662,500	03/12/2016