

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



Rooms: **Property Type:** Land Size:

Agent Comments

Comparable Properties



3305/200 Spencer St MELBOURNE 3000 (REI)

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)

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)

Price: \$662.500 Method: Auction Sale Date: 03/12/2016

Rooms: 3

Property Type: Apartment

Land Size:

Account - Galldon RE | P: 03 9670 3330 | F: 03 9670 3331





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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.

Agent Comments

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	2/33 Jeffcott Street, West Melbourne Vic 3003
Including suburb and	
postcode	

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







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