

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

63/33 Jeffcott Street West Melbourne VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$749,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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 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

13/33 Jeffcott Street West Melbourne VIC 3003	\$760,000	02-Aug-20
1013/58 Jeffcott Street West Melbourne VIC 3003	\$707,000	15-Jun-20

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 6 months.

This Statement of Information was prepared on: 21 December 2020

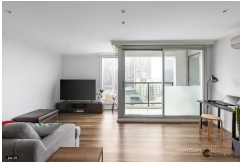


**13/33 Jeffcott Street West
Melbourne VIC 3003**

3 2 1

Sold Price **\$760,000** Sold Date **02-Aug-20**

Distance -



**1013/58 Jeffcott Street West
Melbourne VIC 3003**

3 2 1

Sold Price **\$707,000** Sold Date **15-Jun-20**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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