

58/33 Jeffcott Street, West Melbourne Vic 3003



3 Bed 2 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$755,000

Median House Price

Year ending September 2023:

\$540,000

Comparable Properties



167/88 Southbank Boulevard, Southbank 3006 (REI/VG)

3 Bed 2 Bath 1 Car

Price: \$780,000

Method: Private Sale

Date: 10/10/2023

Property Type: Apartment

Agent Comments: Modern apartment with comparable accommodation and facilities.



1111/58 Jeffcott Street, West Melbourne 3003 (REI/VG)

3 Bed 2 Bath 1 Car

Price: \$749,999

Method: Private Sale

Date: 12/08/2023

Property Type: Apartment

Agent Comments: Comparable accommodation located in the same street.



3708/241 City Road, Southbank 3006 (REI)

3 Bed 1 Bath 1 Car

Price: \$740,000

Method: Private Sale

Date: 15/01/2024

Property Type: Apartment

Agent Comments: Modern apartment with comparable accommodation and facilities.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

58/33 Jeffcott Street, West Melbourne Vic 3003

Indicative selling price

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

Single price

\$755,000

Median sale price

Median price

\$510,000

Unit

x

Suburb

West Melbourne

Period - From

01/10/2023

to

31/12/2023

Source

REIV

Comparable property sales

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
167/88 Southbank Boulevard, SOUTHBANK 3006	\$780,000	10/10/2023
1111/58 Jeffcott Street, WEST MELBOURNE 3003	\$749,999	12/08/2023
3708/241 City Road, SOUTHBANK 3006	\$740,000	15/01/2024

This Statement of Information was prepared on:

23/01/2024 13:21