

13/43 Jeffcott Street, West Melbourne, VIC 3003

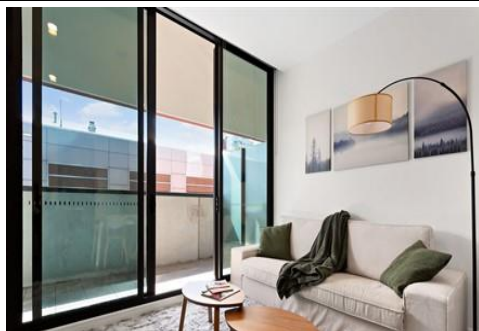


2 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$550,000 - \$600,000
Median House Price
 Year ending June 2024: \$524,250

Comparable Properties



106/112 Adderley Street, West Melbourne 3003 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$536,000
Method: Private Sale
Date: 26/06/2024
Property Type: Apartment
Agent Comments: Modern apartment in larger development, inferior size.



312/105 Batman Street, West Melbourne 3003 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$595,000
Method: Private Sale
Date: 13/15/2024
Property Type: Apartment
Agent Comments: Modern apartment in larger development, inferior size, superior building facilities.



407/118 Dudley Street, West Melbourne 3003 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$595,000
Method: Private Sale
Date: 15/04/2024
Property Type: Apartment
Agent Comments: Modern building however dated internally, inferior finishes.

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

13/43 Jeffcott Street, West Melbourne, VIC 3003

Indicative selling price

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

Range between

\$550,000

 &

\$600,000

Median sale price

Median price

\$524,250

 Unit

x

 Suburb

West Melbourne

Period - From

01/07/2023

 to

30/06/2024

 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
106/112 Adderley Street, WEST MELBOURNE 3003	\$536,000	26/06/2024
312/105 Batman Street, WEST MELBOURNE 3003	\$595,000	13/05/2024
407/118 Dudley Street, WEST MELBOURNE 3003	\$595,000	15/04/2024

This Statement of Information was prepared on:

15/08/2024 10:29
