

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

38/33 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

or range
between

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jun 2020

to

31 May 2021

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

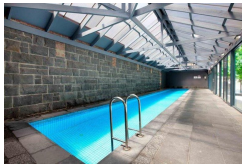
Date of sale

46/33 Jeffcott Street West Melbourne VIC 3003	\$805,000	12-Mar-21
2813/639 Lonsdale Street Melbourne VIC 3000	\$795,000	16-Mar-21
10/28 Ireland Street West Melbourne VIC 3003	\$860,000	22-Mar-21

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: 23 June 2021



**46/33 Jeffcott Street West
Melbourne VIC 3003**

 3  2  1

Sold Price **\$805,000** Sold Date **12-Mar-21**

Distance -



**2813/639 Lonsdale Street
Melbourne VIC 3000**

 3  2  1

Sold Price ^{RS} **\$795,000** Sold Date **16-Mar-21**

Distance **0.35km**



**10/28 Ireland Street West
Melbourne VIC 3003**

 3  2  1

Sold Price **\$860,000** Sold Date **22-Mar-21**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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