



Statement of Information

Sections 47AF of the Estate Agents Act 1980

2703/420 Spencer Street, WEST MELBOURNE 3003

Indicative selling price

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

**Range from \$600,000 -
\$650,000**

Median sale price

Median **Unit** for **WEST MELBOURNE** for period **Jul 2016 - Jun 2017**

Sourced from **REIV**.

\$485,000

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 the most comparable to the property for sale.

125/33 Jeffcott Street, Price **\$670,000** Sold 08 July 2017
West Melbourne 3003

408/41 Dryburgh Street, Price **\$699,000** Sold 15 May 2017
West Melbourne 3003

9/28 - 32 Jeffcott Street, Price **\$626,000** Sold 13 May 2017
West Melbourne 3003

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Contact agents

 **James Edmundson**
Harcourts

03 9664 8100
0411 456 770

james.edmundson@harcourts.com.au

Harcourts Melbourne City

Harcourts Melbourne City

204/120 Collins Street,
Melbourne VIC 3000