



206/7 JEFFCOTT STREET WEST MELBOURNE VIC 3003

Prepared on 21st December 2023

Kim Le

REAL TRENDS 888
377 Queen Street, ALTONA

0499769888

0477107879

kim@realtrends888.com.au



The Proprietor
206/7 JEFFCOTT STREET WEST MELBOURNE VIC 3003

21st December 2023

Dear Reader,
Thank you for the opportunity to appraise your property at 206/7 JEFFCOTT STREET WEST MELBOURNE VIC 3003

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Kim Le
REAL TRENDS 888
377 Queen Street,

ALTONA MEADOWS VIC 3028
m:0499769888

Your Property

206/7 JEFFCOTT STREET WEST MELBOURNE VIC 3003

-  -  -  -  87m² 



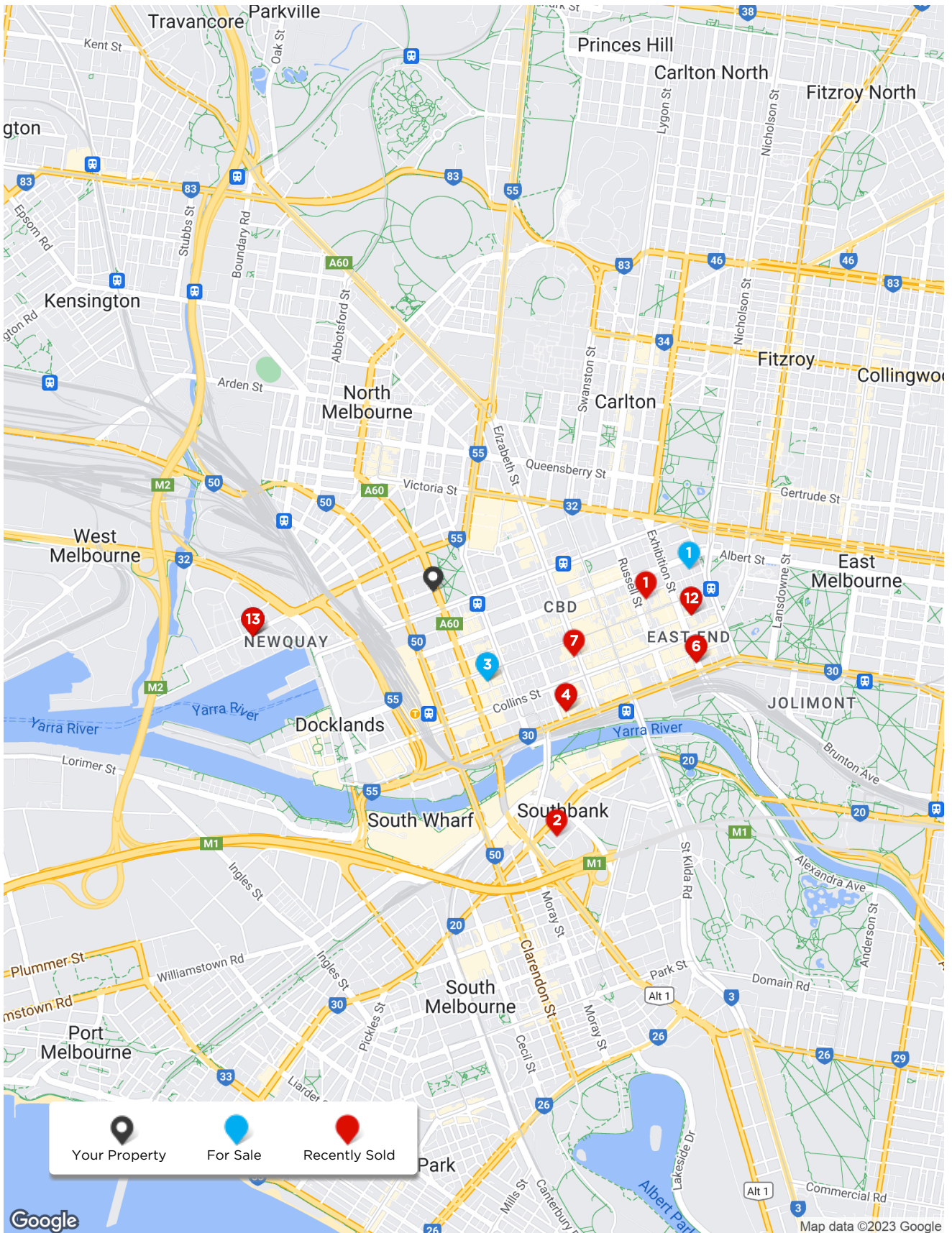
Your Property History

- 15 Aug 2022** - Listed for Sale at Under Offer
- 16 Sep 2021** - Listed for Sale at Offers over \$550,000 plus GST
- 27 Mar 2023** - Sold for \$470,000
- 06 Oct 2011** - Sold for \$418,000

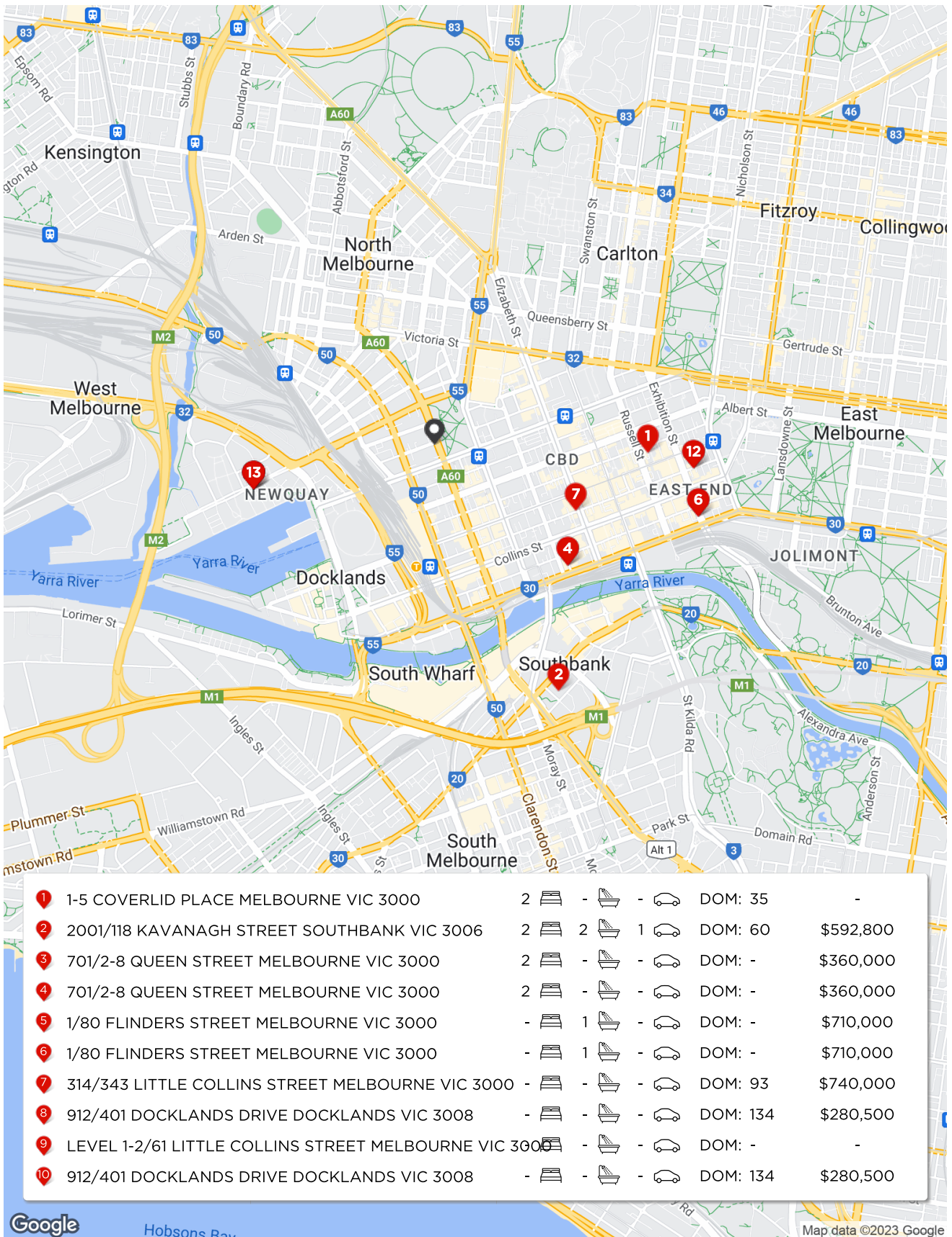


Introducing Kim Le

Comparables Map: Sales and Listings



Comparables Map: Sales



Comparable Sales

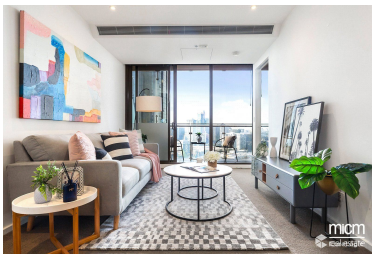


1-5 COVERLID PLACE MELBOURNE VIC 3000

Sold Price -

🏠 2 🚿 - 🚗 - 📏 146m² 🏢 297m²

Sold Date 17-Jul-23 First Listing AUCTION Year Built -
 DOM 35 Last Listing AUCTION
 Distance 1.34km



2001/118 KAVANAGH STREET SOUTHBANK VIC 3006

Sold Price \$592,800

🏠 2 🚿 2 🚗 1 📏 - 🏢 66m²

Sold Date 28-Oct-23 First Listing \$598,000 - Year Built 2014
 DOM 60 Last Listing \$592,800
 Distance 1.74km



701/2-8 QUEEN STREET MELBOURNE VIC 3000

Sold Price \$360,000

🏠 2 🚿 - 🚗 - 📏 637m² 🏢 49m²

Sold Date 20-Oct-23 First Listing - Year Built -
 DOM - Last Listing -
 Distance 1.13km



701/2-8 QUEEN STREET MELBOURNE VIC 3000

Sold Price \$360,000

🏠 2 🚿 - 🚗 - 📏 637m² 🏢 49m²

Sold Date 20-Oct-23 First Listing - Year Built -
 DOM - Last Listing -
 Distance 1.13km



1/80 FLINDERS STREET MELBOURNE VIC 3000

Sold Price \$710,000

🏠 - 🚿 1 🚗 - 📏 325m² 🏢 47m²

Sold Date 25-Oct-23 First Listing - Year Built 1925
 DOM - Last Listing -
 Distance 1.72km



DOM = Days on market RS = Recent sale UN = Undisclosed Sale

Comparable Sales



1/80 FLINDERS STREET MELBOURNE
VIC 3000

Sold Price \$710,000

 -  1  -  325m²  47m²



Sold Date 25-Oct-23 First Listing - Year Built 1925
DOM - Last Listing -
Distance 1.72km

6



314/343 LITTLE COLLINS STREET
MELBOURNE VIC 3000

Sold Price \$740,000

 -  -  -  1301m²  82m²

Sold Date 27-Jun-23 First Listing Contact Year Built 2006
DOM 93 Last Listing Contact
Distance 0.98km

7



912/401 DOCKLANDS DRIVE
DOCKLANDS VIC 3008

Sold Price \$280,500

 -  -  -  2522m²  66m²

Sold Date 03-Aug-23 First Listing Contact Year Built -
DOM 134 Last Listing PENDING
Distance 1.17km

8



LEVEL 1-2/61 LITTLE COLLINS STREET
MELBOURNE VIC 3000

Sold Price ^{RS} ^{UN}

 -  -  -  1022m²  -

Sold Date 25-Aug-23 First Listing - Year Built -
DOM - Last Listing -
Distance 1.63km

9



912/401 DOCKLANDS DRIVE
DOCKLANDS VIC 3008

Sold Price \$280,500

 -  -  -  2522m²  66m²

Sold Date 03-Aug-23 First Listing Contact Year Built -
DOM 134 Last Listing PENDING
Distance 1.17km

10


DOM = Days on market RS = Recent sale UN = Undisclosed Sale

Comparable Sales



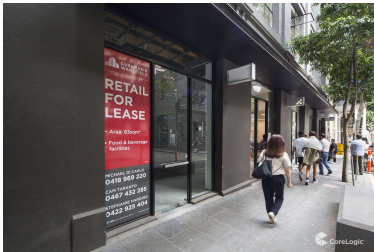
912/401 DOCKLANDS DRIVE
DOCKLANDS VIC 3008

Sold Price \$280,500

 -  -  -  2522m²  66m²

Sold Date 03-Aug-23 First Listing Contact Year Built -
DOM 134 Last Listing PENDING
Distance 1.17km

11



LEVEL 1-2/61 LITTLE COLLINS STREET
MELBOURNE VIC 3000

Sold Price ^{RS} ^{UN}
-

 -  -  -  1022m²  -


Sold Date 25-Aug-23 First Listing - Year Built -
DOM - Last Listing -
Distance 1.63km

12



912/401 DOCKLANDS DRIVE
DOCKLANDS VIC 3008

Sold Price \$280,500

 -  -  -  2522m²  66m²

Sold Date 03-Aug-23 First Listing Contact Year Built -
DOM 134 Last Listing PENDING
Distance 1.17km

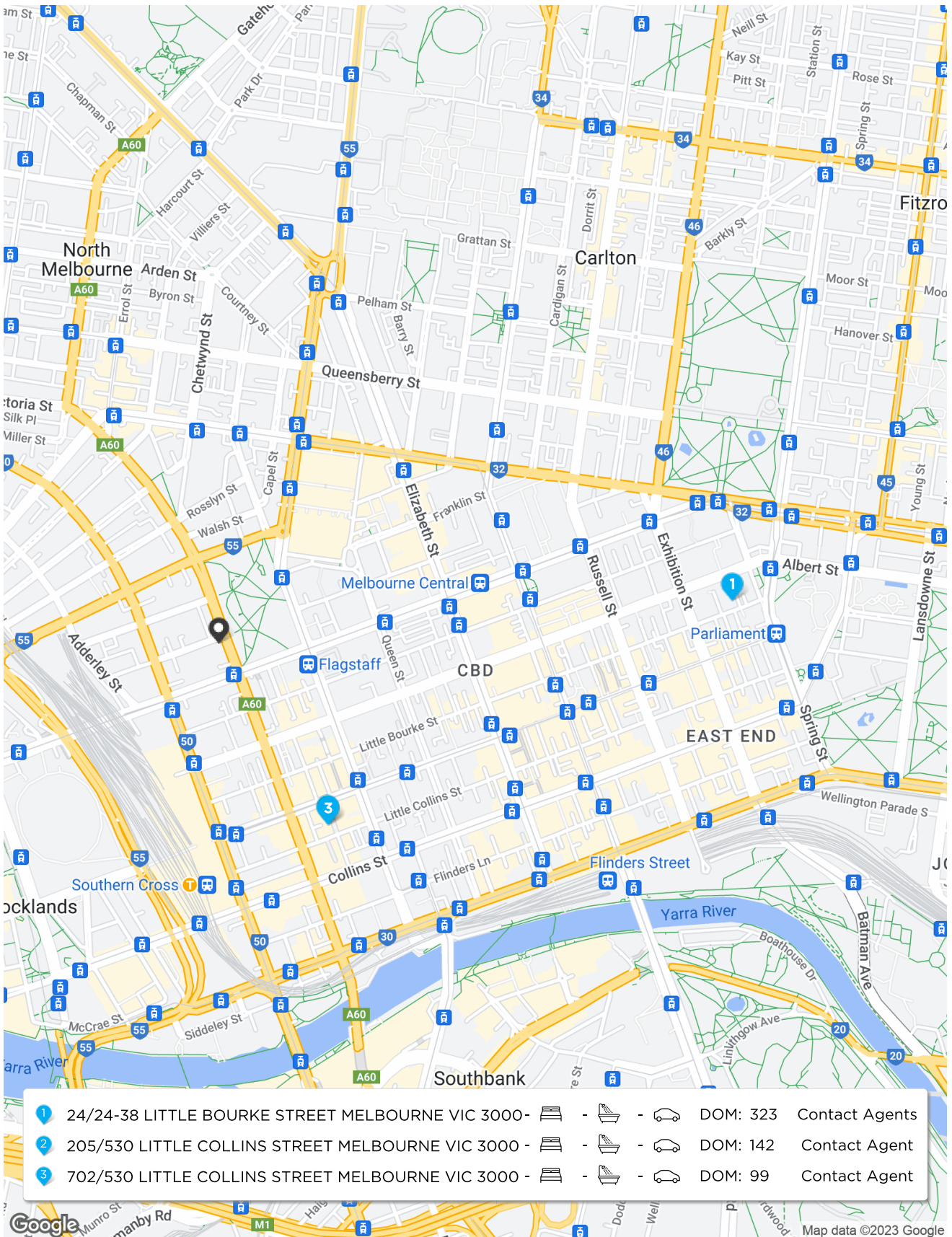
13

DOM = Days on market

RS = Recent sale

UN = Undisclosed Sale

Comparables Map: Listings



Comparable Listings




24/24-38 LITTLE BOURKE STREET MELBOURNE VIC 3000

 -  -  -  -  59m²

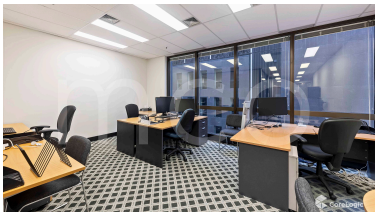
Listing Price	Listed Date	29-Aug-23	Year Built	1884
Contact Agents	DOM	323	Distance	1.61km





205/530 LITTLE COLLINS STREET MELBOURNE VIC 3000

 -  -  -  60m²  60m²

Listing Price	Listed Date	01-Aug-23	Year Built	-
Contact Agent	DOM	142	Distance	0.67km



702/530 LITTLE COLLINS STREET MELBOURNE VIC 3000

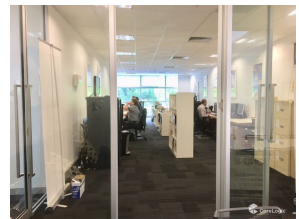
 -  -  -  81m²  81m²

Listing Price	Listed Date	13-Sep-23	Year Built	-
Contact Agent	DOM	99	Distance	0.67km



DOM = Days on market

Summary



Appraisal price range
\$480,000-\$510,000

Notes from your agent

Testimonials

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