

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	129 Cobden Street, South Melbourne Vic 3205
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Indicative selling price

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

Range between	\$930,000	&	\$1,020,000
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Median sale price

Median price	\$1,732,000	House	X	Unit		Suburb	South Melbourne
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

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 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
1	40 Smith St SOUTH MELBOURNE 3205	\$1,060,000	18/09/2017
2	4 Law St SOUTH MELBOURNE 3205	\$1,030,000	01/07/2017
3	55 Cobden St SOUTH MELBOURNE 3205	\$1,024,000	22/04/2017

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 six months.~~



2 1 -

Rooms:
Property Type: House - Terrace
Land Size: 100 sqm approx
 Agent Comments

Indicative Selling Price
 \$930,000 - \$1,020,000
Median House Price
 June quarter 2017: \$1,732,000

Comparable Properties



40 Smith St SOUTH MELBOURNE 3205 (REI) Agent Comments

2 1 -

Price: \$1,060,000
Method: Private Sale
Date: 18/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 90 sqm approx



4 Law St SOUTH MELBOURNE 3205 (REI) Agent Comments

2 1 -

Price: \$1,030,000
Method: Auction Sale
Date: 01/07/2017
Rooms: 4
Property Type: House (Res)



55 Cobden St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments

2 1 -

Price: \$1,024,000
Method: Auction Sale
Date: 22/04/2017
Rooms: 4
Property Type: House (Res)
Land Size: 102 sqm approx