

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 22a Cobden Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,360,000 House X Unit Suburb South Melbourne

Period - From 01/10/2017 to 31/12/2017 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	132 Cobden St SOUTH MELBOURNE 3205	\$1,250,000	17/02/2018
2	48 Thomson St SOUTH MELBOURNE 3205	\$1,160,000	13/12/2017
3	99 Bank St SOUTH MELBOURNE 3205	\$1,087,000	17/03/2018

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 0

Rooms:
Property Type: House (Res)
Land Size: 115 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 December quarter 2017: \$1,360,000

Comparable Properties

132 Cobden St SOUTH MELBOURNE 3205 (REI) Agent Comments

3 1 -

Price: \$1,250,000
Method: Auction Sale
Date: 17/02/2018
Rooms: -
Property Type: House (Res)



48 Thomson St SOUTH MELBOURNE 3205 (VG) Agent Comments

2 - -

Price: \$1,160,000
Method: Sale
Date: 13/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 105 sqm approx



99 Bank St SOUTH MELBOURNE 3205 (REI) Agent Comments

2 1 -

Price: \$1,087,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 140 sqm approx