

## 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 83 Cobden Street, South Melbourne Vic 3205

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

#### Median sale price

Median price \$1,442,500 House X Unit Suburb South Melbourne

Period - From 01/04/2018 to 30/06/2018 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	117 Napier St SOUTH MELBOURNE 3205	\$1,200,000	11/08/2018
2	22 Cobden St SOUTH MELBOURNE 3205	\$955,000	16/05/2018
3	22a Cobden St SOUTH MELBOURNE 3205	\$940,000	12/06/2018

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.



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**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
June quarter 2018: \$1,442,500

## Comparable Properties



**117 Napier St SOUTH MELBOURNE 3205 (REI)** **Agent Comments**

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**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 11/08/2018  
**Rooms:** -  
**Property Type:** House



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

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**Price:** \$955,000  
**Method:** Private Sale  
**Date:** 16/05/2018  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 113 sqm approx



**22a Cobden St SOUTH MELBOURNE 3205 (REI/VG)** **Agent Comments**

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**Price:** \$940,000  
**Method:** Private Sale  
**Date:** 12/06/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 114 sqm approx