

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 105A/11-17 Cohen Place, Melbourne, 3000

Indicative selling price

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

Single price or range between \$190,000.00 & \$209,000.00

Median sale price

Median price \$413,000.00 Property type Studio Suburb MELBOURNE
 Period - Nov 2023 to Oct 2024 Source Corelogic

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
12/487-497 FLINDERS LANE MELBOURNE VIC 3000	\$200,000.00	25/09/2024
503/480-490 COLLINS STREET MELBOURNE VIC 3000	\$195,000.00	21/10/2024
726/800 SWANSTON STREET CARLTON VIC 3053	\$195,000.00	11/11/2024

This Statement of Information was prepared on: Thursday 21st November 2024