

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

403/11-17 COHEN PLACE MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$220,000

&

\$230,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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 6 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

502/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$220,000	27-Jul-22
1904/220 SPENCER STREET MELBOURNE VIC 3000	\$230,000	10-May-22
101/488 SWANSTON STREET CARLTON VIC 3053	\$220,000	09-Jun-22

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 6 months.~~

This Statement of Information was prepared on: 12 August 2022

**502/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

RS

\$220,000

Sold Date

27-Jul-22

Distance

0.74km**1904/220 SPENCER STREET
MELBOURNE VIC 3000**

1 1 -

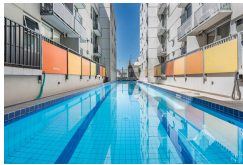
Sold Price

\$230,000

Sold Date

10-May-22

Distance

1.49km**101/488 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price

\$220,000

Sold Date

09-Jun-22

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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