

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	401/11-17 Cohen Place, Melbourne, VIC 3000
---	--

Indicative selling price

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

Price Range	\$280,000	&	\$308,888
-------------	-----------	---	-----------

Median sale price

Median price	\$484,000	Property Type	Apartment	Suburb	Melbourne (3000)
Period - From	21/09/2022	to	21/09/2023	Source	www.propertydata.com.au

Comparable property sales

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
611/11-17 COHEN PLACE, MELBOURNE VIC 3000	\$310,000	02/07/2021
710/11-17 COHEN PLACE, MELBOURNE VIC 3000	\$340,000	30/01/2023
906/11-17 COHEN PLACE, MELBOURNE VIC 3000	\$340,000	18/08/2023

This Statement of Information was prepared on: 21/09/2023