

Peter Zervas 03 8644 5500 0405 682 173 pzervas@greghocking.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	152 Cobden Street, South Melbourne Vic 3205
Including suburb and	
<u> </u>	
postcode	
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Indicative selling price

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

Range between \$980,000 & \$1,050,00

Median sale price

Median price	\$1,537,500	Ηοι	ıse X	Unit		S	Suburb	South Melbourne
Period - From	01/10/2018	to	31/12/2018		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

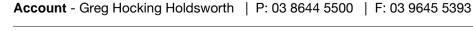
Α* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

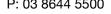
Address of comparable property **Price** Date of sale 1 157 Pickles St PORT MELBOURNE 3207 \$1,080,000 25/01/2019 ر ا \$1.040.000 08/12/2018 70 Draper St ALBERT PARK 3206

		+ 1,0 10,000	00, 12, 2010
3	83 Cobden St SOUTH MELBOURNE 3205	\$1,025,000	27/10/2018

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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Indicative Selling Price \$980,000 - \$1,050,000

Median House Price December quarter 2018: \$1,537,500



Property Type: House Land Size: 113 sqm approx

Agent Comments



Comparable Properties



157 Pickles St PORT MELBOURNE 3207 (VG)

-- 2

Price: \$1.080.000 Method: Sale Date: 25/01/2019 Rooms: -

Property Type: House (Res)

Land Size: 183 sqm approx



70 Draper St ALBERT PARK 3206 (REI/VG)

-- 2

Price: \$1,040,000 Method: Auction Sale Date: 08/12/2018 Rooms: 3

Property Type: House (Res) Land Size: 71 sqm approx

83 Cobden St SOUTH MELBOURNE 3205

(REI/VG)

Price: \$1,025,000 Method: Auction Sale Date: 27/10/2018

Rooms: 4

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

Agent Comments

Agent Comments

Agent Comments

