

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

152 Cobden Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$980,000

&

\$1,050,000

Median sale price

Median price

\$1,537,500

House

X

Unit

Suburb

South Melbourne

Period - From

01/10/2018

to

31/12/2018

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	157 Pickles St PORT MELBOURNE 3207	\$1,080,000	25/01/2019
2	70 Draper St ALBERT PARK 3206	\$1,040,000	08/12/2018
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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Rooms:

Property Type: House

Land Size: 113 sqm approx

Agent Comments

Comparable Properties



157 Pickles St PORT MELBOURNE 3207 (VG)

Agent Comments

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)

Agent Comments

2 1 -

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)

Agent Comments

2 1 -

Price: \$1,025,000

Method: Auction Sale

Date: 27/10/2018

Rooms: 4

Property Type: House (Res)

Land Size: 115 sqm approx