



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

86 Cobden Street,  
SOUTH MELBOURNE 3205

### Indicative selling price

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

**Range \$1,400,000 -  
\$1,500,000**

### Median sale price

Median **House** for **SOUTH MELBOURNE** for period **Jan 2017 - Dec 2017**  
Sourced from **REIV**.

**\$1,610,000**

### 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 the most comparable to the property for sale.

**46 Glover Street,**  
South Melbourne 3205

Price **\$1,450,000** Sold 03  
March 2018

**24 Merton Street,**  
Albert Park 3206

Price **\$1,433,000** Sold 17  
February 2018

**10 Howe Crescent,**  
South Melbourne 3205

Price **\$1,410,000** Sold 29  
October 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

#### Greg Hocking Holdsworth

332 Montague Street,  
Albert Park VIC 3206

#### Contact agents



**John Holdsworth**  
Greg Hocking

03 8644 5500  
0417 318 271  
[jholdsworth@greghocking.com.au](mailto:jholdsworth@greghocking.com.au)



**Kaye Vipond**  
Greg Hocking

03 8644 5500  
0408 531 399  
[kvipond@greghocking.com.au](mailto:kvipond@greghocking.com.au)

**GREG HOCKING**  
HOLDSWORTH