



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

302/16-22 Cobden Street, North Melbourne, 3051

Indicative selling price

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

Single price

or range between

\$380,000.00

&

\$410,000.00

Median sale price

Median price

\$595,500.00

Property type

Unit/Apartment

Suburb

NORTH MELBOURNE

Period - From

Jan 2020

to

Mar 2020

Source

REIV

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5/19 Chapman St NORTH MELBOURNE 3051	\$415,000.00	26/03/2020
1309/20 Rakaia Way DOCKLANDS 3008	\$410,000.00	5/03/2020
8/50 Barkly St CARLTON 3053	\$385,000.00	9/01/2020

This Statement of Information was prepared on: Monday 22nd June 2020