



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**132 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 \$1,150,000 - \$1,250,000**

### Median sale price

Median **House** for **SOUTH MELBOURNE** for period **Jun 2017 - Sep 2017**

Sourced from **PDOL**.

**\$1,600,000**

### 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.

**105 Thompson Street,**  
South Melbourne 3205

Price **\$1,242,000** Sold 21  
October 2017

**41 Cobden Street,**  
South Melbourne 3205

Price **\$1,200,000** Sold 09  
August 2017

**51 Eastern Road,**  
South Melbourne 3205

Price **\$1,186,000** Sold 24  
June 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 PDOL.

House

3 beds

1 baths

**GREG HOCKING**

### Contact agents



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