

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

4/5-7 Cobden Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,330,000

House

X

Unit

Suburb

North Melbourne

Period - From 01/07/2016

to

30/06/2017

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	8 Haines St NORTH MELBOURNE 3051	\$1,340,000	04/03/2017
2	18 Little Dryburgh St.S NORTH MELBOURNE 3051	\$1,333,000	27/05/2017
3	61-63 Arden St NORTH MELBOURNE 3051	\$1,295,000	26/08/2017

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.~~



3 2 2

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending June 2017: \$1,330,000

Comparable Properties



8 Haines St NORTH MELBOURNE 3051 (REI) **Agent Comments**

3 1 -

Price: \$1,340,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 7
Property Type: House (Res)
Land Size: 83 sqm approx



18 Little Dryburgh St.S NORTH MELBOURNE 3051 (REI) **Agent Comments**

3 2 2

Price: \$1,333,000
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: Townhouse (Res)



61-63 Arden St NORTH MELBOURNE 3051 (REI) **Agent Comments**

3 2 -

Price: \$1,295,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 134 sqm approx