

## 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

111/11-17 COHEN PLACE MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$299,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

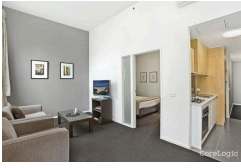
Date of sale

101/155 BOURKE STREET MELBOURNE VIC 3000	\$321,000	26-Jul-24
471 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$300,000	30-Jul-24
2603/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$330,000	13-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 12 December 2024

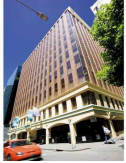


**101/155 BOURKE STREET  
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$321,000** Sold Date **26-Jul-24**

Distance **0.22km**



**471 LITTLE BOURKE STREET  
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$300,000** Sold Date **30-Jul-24**

Distance **0.96km**



**2603/380-386 LITTLE LONSDALE  
 STREET MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$330,000** Sold Date **13-Sep-24**

Distance **0.97km**

RS = Recent sale      UN = Undisclosed Sale

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