

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

29-31 Cobden Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,862,500 Property Type House Suburb South Melbourne

Period - From 01/10/2021 to 30/09/2022 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	105 Nelson Rd SOUTH MELBOURNE 3205	\$2,100,000	21/06/2022
2			
3			

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.~~

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Cheyne Fox

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending September 2022: \$1,862,500



 3  2  1

Property Type: House

Land Size: 241 sqm approx

Agent Comments

Comparable Properties



105 Nelson Rd SOUTH MELBOURNE 3205 (VG)

Agent Comments

 3  -  -

Price: \$2,100,000

Method: Sale

Date: 21/06/2022

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

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.