



## 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 710/11-17 Cohen Place, Melbourne, 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$328,000.00 & \$358,000.00

### Median sale price

Median price \$425,000.00 Property type Unit/Apartment Suburb MELBOURNE

Period - From Jan 2022 to Dec 2022 Source Corelogic

### 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
3 L1/201 SPRING STREET MELBOURNE VIC 3000	\$355,000.00	10/17/2022
509/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$352,000.00	12/21/2022
2503/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$355,000.00	8/30/2022

This Statement of Information was prepared on: Thursday 05th January 2023