

## 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

511/11-17 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

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

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

2312/33 MACKENZIE STREET MELBOURNE VIC 3000	\$300,000	22-Oct-24
3/1-9 EXHIBITION STREET MELBOURNE VIC 3000	\$300,000	16-Jan-25
307/5 SUTHERLAND STREET MELBOURNE VIC 3000	\$310,000	25-Oct-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: 03 March 2025



**2312/33 MACKENZIE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$300,000** Sold Date **22-Oct-24**

Distance **0.4km**



**3/1-9 EXHIBITION STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price Sold Date **16-Jan-25**

Distance **0.6km**



**307/5 SUTHERLAND STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$310,000** Sold Date **25-Oct-24**

Distance **0.69km**

RS = Recent sale      UN = Undisclosed Sale

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