

## 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

\$295,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

221/51-67 RATHDOWNE STREET CARLTON VIC 3053	\$295,000	30-Jan-24
471 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$310,000	10-Nov-23
2514/33 MACKENZIE STREET MELBOURNE VIC 3000	\$350,000	28-Nov-23

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: 06 February 2024

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**221/51-67 RATHDOWNE STREET  
 CARLTON VIC 3053**

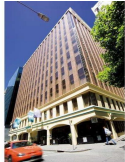
 1  1  1

Sold Price

<sup>RS</sup> **\$295,000**

Sold Date **30-Jan-24**

Distance **0.58km**



**471 LITTLE BOURKE STREET  
 MELBOURNE VIC 3000**

 1  1  1

Sold Price

**\$310,000**

Sold Date **10-Nov-23**

Distance **0.96km**



**2514/33 MACKENZIE STREET  
 MELBOURNE VIC 3000**

 1  1  1

Sold Price

<sup>RS</sup> **\$350,000** <sup>UN</sup>

Sold Date **28-Nov-23**

Distance **0.39km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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