

21 Cobden Street, North Melbourne Vic 3051



2 Bed 1 Bath - Car

Property Type: House

Indicative Selling Price

\$850,0000 - \$900,000

Median House Price

Year ending December 2021:

\$1,395,000

Comparable Properties



H7/102-114 O'Shanassy Street, North Melbourne 3051 (REI)

2 Bed 2 Bath 1 Car

Price: \$930,000

Method: Sold Before Auction

Date: 15/12/2021

Property Type: Townhouse (Res)

Agent Comments: Two level townhouse freshly presented, superior accommodation with car space and ensuite bathrooms.



7/98 O'Shanassy Street, North Melbourne 3051 (REI/VG)

2 Bed 1 Bath 2 Car

Price: \$925,000

Method: Auction Sale

Date: 20/11/2021

Property Type: Townhouse (Res)

Agent Comments: Two storey townhouse in older style block in original condition, superior accommodation with 2 car spaces.



22 Wilson Mews, North Melbourne 3051 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$850,000

Method: Private Sale

Date: 24/01/2022

Property Type: Townhouse (Single)

Land Size: 76 sqm approx

Agent Comments: Modern three level townhouse, has second bathroom and garage. Inferior location, superior accommodation.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

21 Cobden Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,395,0000 House x Suburb North Melbourne

Period - From 01/01/2021 to 31/12/2021 Source REIV

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
H7/102-114 Oshanassy Street, NORTH MELBOURNE 3051	\$930,000	15/12/2021
7/98 Oshanassy Street, NORTH MELBOURNE 3051	\$925,000	20/11/2021
22 Wilson Mews, NORTH MELBOURNE 3051	\$850,000	24/01/2022

This Statement of Information was prepared on:

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