

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

1002/11-17 COHEN PLACE MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$549,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 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

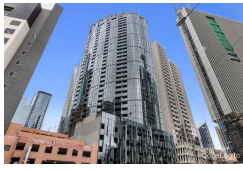
Date of sale

3212/23 MACKENZIE STREET MELBOURNE VIC 3000	\$555,000	16-Jul-24
5707/81 A'BECKETT STREET MELBOURNE VIC 3000	\$559,000	08-Sep-24
1711/620 COLLINS STREET MELBOURNE VIC 3000	\$550,000	19-Nov-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: 06 January 2025



**3212/23 MACKENZIE STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$555,000** Sold Date **16-Jul-24**

Distance **0.4km**



**5707/81 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$559,000** Sold Date **08-Sep-24**

Distance **0.69km**



**1711/620 COLLINS STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price ^{RS} **\$550,000** Sold Date **19-Nov-24**

Distance **1.54km**

RS = Recent sale UN = Undisclosed Sale

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