

## 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

43 COBDEN STREET SOUTH MELBOURNE VIC 3205

### Indicative selling price

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

Single Price

or range  
between

\$1,750,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,735,000

Property type

House

Suburb

South Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

13 MARTIN STREET SOUTH MELBOURNE VIC 3205	\$1,800,000	02-Aug-23
271 CECIL STREET SOUTH MELBOURNE VIC 3205	\$1,900,000	13-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: 27 November 2023



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**13 MARTIN STREET SOUTH  
MELBOURNE VIC 3205**

3 2 2

Sold Price **\$1,800,000** Sold Date **02-Aug-23**

Distance **0.84km**



**271 CECIL STREET SOUTH  
MELBOURNE VIC 3205**

3 1 -

Sold Price <sup>RS</sup> **\$1,900,000** <sup>UN</sup> Sold Date **13-Nov-23**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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