

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 96 Cobden Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,670,000 Property Type House Suburb South Melbourne

Period - From 01/01/2023 to 31/12/2023 Source REIV

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 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
1	23 Herbert St ALBERT PARK 3206	\$1,385,000	06/04/2024
2	83 Thomson St SOUTH MELBOURNE 3205	\$1,365,000	14/10/2023
3	12 Coventry PI SOUTH MELBOURNE 3205	\$1,332,500	24/02/2024

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 six months.~~

This Statement of Information was prepared on: 11/04/2024 11:42



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Property Type: House
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending December 2023: \$1,670,000

Comparable Properties



23 Herbert St ALBERT PARK 3206 (REI)

Agent Comments

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Price: \$1,385,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)



83 Thomson St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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Price: \$1,365,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 126 sqm approx



12 Coventry Pl SOUTH MELBOURNE 3205 (REI)

Agent Comments

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Price: \$1,332,500
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)

Account - Cayzer | P: 03 9699 5999



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