

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

152 Cobden Street, South Melbourne Vic 3205

Indicative selling price

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

Single price

\$1,340,000

Median sale price

Median price

\$1,735,000

Property Type

House

Suburb

South Melbourne

Period - From

01/07/2021

to

30/09/2021

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	151 Napier St SOUTH MELBOURNE 3205	\$1,385,000	23/11/2021
2	98 Iffla St SOUTH MELBOURNE 3205	\$1,368,000	30/09/2021
3	360 Dorcas St SOUTH MELBOURNE 3205	\$1,367,000	20/11/2021

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:

15/12/2021 15:15



Property Type: House (Res)

Agent Comments

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Indicative Selling Price

\$1,340,000

Median House Price

September quarter 2021: \$1,735,000

Comparable Properties

151 Napier St SOUTH MELBOURNE 3205 (REI) Agent Comments



Price: \$1,385,000

Method: Private Sale

Date: 23/11/2021

Property Type: House

Land Size: 145 sqm approx



98 Iffla St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments



Price: \$1,368,000

Method: Auction Sale

Date: 30/09/2021

Property Type: House (Res)

Land Size: 92 sqm approx



360 Dorcas St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,367,000

Method: Auction Sale

Date: 20/11/2021

Property Type: House (Res)