

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

4/17A Cobden Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$567,500 Property Type Unit Suburb North Melbourne

Period - From 01/04/2020 to 31/03/2021 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	22/101 Leveson St NORTH MELBOURNE 3051	\$490,000	26/02/2021
2	102/16-22 Cobden St NORTH MELBOURNE 3051	\$450,000	11/12/2020
3	207/25 Byron St NORTH MELBOURNE 3051	\$440,000	27/04/2021

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:

24/05/2021 10:13



Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$420,000 - \$460,000
Median Unit Price
Year ending March 2021: \$567,500

Comparable Properties



22/101 Leveson St NORTH MELBOURNE 3051 (REI) **Agent Comments**



Price: \$490,000
Method: Private Sale
Date: 26/02/2021
Property Type: Apartment



102/16-22 Cobden St NORTH MELBOURNE 3051 (REI) **Agent Comments**



Price: \$450,000
Method: Sold Before Auction
Date: 11/12/2020
Property Type: Apartment



207/25 Byron St NORTH MELBOURNE 3051 (REI) **Agent Comments**



Price: \$440,000
Method: Private Sale
Date: 27/04/2021
Property Type: Apartment