

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa

Address	129 Cobden Street, South Melbourne Vic 3205
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$930,000	&	\$1,020,000

Median sale price

Median price	\$1,732,000	Hou	ıse	х	Unit			Suburb	South Melbourne
Period - From	01/04/2017	to	30/	/06/2017		Source	REIV		

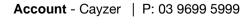
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	40 Smith St SOUTH MELBOURNE 3205	\$1,060,000	18/09/2017
2	4 Law St SOUTH MELBOURNE 3205	\$1,030,000	01/07/2017
3	55 Cobden St SOUTH MELBOURNE 3205	\$1,024,000	22/04/2017

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.







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Rooms:

Property Type: House - Terrace **Land Size:** 100 sqm approx

Agent Comments

Indicative Selling Price \$930,000 - \$1,020,000 Median House Price June quarter 2017: \$1,732,000

Comparable Properties



40 Smith St SOUTH MELBOURNE 3205 (REI)

-2



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Price: \$1,060,000 **Method:** Private Sale **Date:** 18/09/2017

Rooms: -

Property Type: House (Res) **Land Size:** 90 sqm approx

4 Law St SOUTH MELBOURNE 3205 (REI)

___ 2





Price: \$1,030,000 **Method:** Auction Sale **Date:** 01/07/2017

Rooms: 4

Property Type: House (Res)

Agent Comments

Agent Comments



55 Cobden St SOUTH MELBOURNE 3205

(REI/VG)

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Price: \$1,024,000 **Method:** Auction Sale **Date:** 22/04/2017

Rooms: 4

Property Type: House (Res) **Land Size:** 102 sqm approx

Agent Comments

Account - Cayzer | P: 03 9699 5999





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