

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

102 Cobden Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,348,000 Property Type House Suburb South Melbourne

Period - From 01/07/2024 to 30/09/2024 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	7 Nelson PI SOUTH MELBOURNE 3205	\$1,150,000	03/09/2024
2	5 Nelson PI SOUTH MELBOURNE 3205	\$1,150,000	26/08/2024
3	155 Heath St PORT MELBOURNE 3207	\$1,210,000	22/08/2024

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:

25/10/2024 09:05



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Property Type: House (Res)

Land Size: 113 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,265,000

Median House Price

September quarter 2024: \$1,348,000

Comparable Properties



7 Nelson PI SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

2
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Price: \$1,150,000

Method: Sold Before Auction

Date: 03/09/2024

Property Type: House (Res)

Land Size: 78 sqm approx



5 Nelson PI SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

2
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Price: \$1,150,000

Method: Private Sale

Date: 26/08/2024

Property Type: House

Land Size: 110 sqm approx



155 Heath St PORT MELBOURNE 3207
(REI/VG)

Agent Comments

2
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Price: \$1,210,000

Method: Private Sale

Date: 22/08/2024

Property Type: House

Land Size: 104 sqm approx

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