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 betwee	en \$1,150,000		&		\$1,265,000			
Median sale price								
Median price	\$1,348,000	Pro	operty Type	Hou	se		Suburb	South Melbourne
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ad	dress 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







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) 2 1 2 - Price: \$1,150,000 Method: Sold Before Auction Date: 03/09/2024 Property Type: House (Res) Land Size: 78 sqm approx	Agent Comments
5 Nelson PI SOUTH MELBOURNE 3205 (REI/VG) 2 1 2 Price: \$1,150,000 Method: Private Sale Date: 26/08/2024 Property Type: House Land Size: 110 sqm approx	Agent Comments
155 Heath St PORT MELBOURNE 3207 (REI/VG)21212222122222222233333444 <td>Agent Comments</td>	Agent Comments

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393





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