

# 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

402/11-17 Cohen Place, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$270,000

&

\$290,000

### Median sale price

Median price

\$515,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2021

to

30/06/2021

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	611/11 Cohen PI MELBOURNE 3000	\$310,000	02/07/2021
2			
3			

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:

06/10/2021 21:32



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$270,000 - \$290,000  
**Median Unit Price**  
June quarter 2021: \$515,000

## Comparable Properties

611/11 Cohen PI MELBOURNE 3000 (VG)

**Agent Comments**



**Price:** \$310,000  
**Method:** Sale  
**Date:** 02/07/2021  
**Property Type:** Strata Unit/Flat

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.