



## 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

105A/11-17 Cohen Place, Melbourne, 3000

### Indicative selling price

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

Single price

or range between

\$210,000.00

&

\$230,000.00

### Median sale price

Median price

\$415,000.00

Property type

Studio

Suburb

MELBOURNE

Period - From

Aug 2023

to

Jul 2024

Source

Corelogic

### Comparable property sales

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

207/318-322 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$208,000.00	23/05/2024
126/51-67 RATHDOWNE STREET CARLTON VIC 3053	\$215,000.00	4/07/2024
211/267-275 FLINDERS LANE MELBOURNE VIC 3000	\$210,000.00	3/05/2024

This Statement of Information was prepared on: Friday 02nd August 2024