Mohamed Mellak 0412 168 288 mmellak@ereal.com.au







Rooms:

Property Type: Apartment Agent Comments

Comparable Properties



1416/222 Russell St MELBOURNE 3000 (VG)

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Agent Comments

1 Bathroom

Agent Comments

Price: \$440,000 Method: Sale Date: 27/06/2017

Rooms: -

Property Type: Strata Unit/Flat



1304/222 Russell St MELBOURNE 3000

(REI/VG)

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Price: \$417,000 **Method:** Private Sale **Date:** 03/07/2017

Rooms: 2

Property Type: Apartment



3607/120 Abeckett St MELBOURNE 3000 (REI) Agent Comments

Price: \$390,000 **Method:** Private Sale **Date:** 20/07/2017

Rooms: 2

Property Type: Apartment





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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	108/11-17 Cohen Place, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Single price \$425,000

Median sale price

Median price	\$499,000	Hou	se	Unit	х	Suburb	Melbourne
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

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

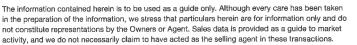
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1416/222 Russell St MELBOURNE 3000	\$440,000	27/06/2017
2	1304/222 Russell St MELBOURNE 3000	\$417,000	03/07/2017
3	3607/120 Abeckett St MELBOURNE 3000	\$390,000	20/07/2017

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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