

108/11-17 Cohen Place, Melbourne Vic 3000

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1 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$425,000
Median Unit Price
June quarter 2017: \$499,000

Comparable Properties



1416/222 Russell St MELBOURNE 3000 (VG)

Agent Comments

1 - -

1 Bathroom

Price: \$440,000
Method: Sale
Date: 27/06/2017
Rooms: -
Property Type: Strata Unit/Flat



1304/222 Russell St MELBOURNE 3000 (REI/VG)

Agent Comments

1 1 -

Price: \$417,000
Method: Private Sale
Date: 03/07/2017
Rooms: 2
Property Type: Apartment



3607/120 Abeckett St MELBOURNE 3000 (REI)

Agent Comments

1 1 1

Price: \$390,000
Method: Private Sale
Date: 20/07/2017
Rooms: 2
Property Type: Apartment

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

108/11-17 Cohen Place, Melbourne Vic 3000

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

House

Unit

X

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.

	Address 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.~~