

## 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

405B/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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

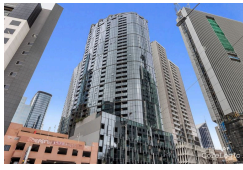
Date of sale

2711/23 MACKENZIE STREET MELBOURNE VIC 3000	\$360,000	03-Oct-24
608/11-17 COHEN PLACE MELBOURNE VIC 3000	\$319,000	26-Mar-24
906/11-17 COHEN PLACE MELBOURNE VIC 3000	\$340,000	30-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 09 October 2024



**2711/23 MACKENZIE STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

<sup>RS</sup>

**\$360,000**

Sold Date

**03-Oct-24**

Distance

**0.42km**



**608/11-17 COHEN PLACE  
MELBOURNE VIC 3000**

2 1 -

Sold Price

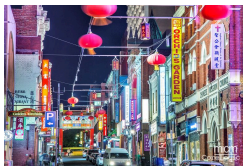
**\$319,000**

Sold Date

**26-Mar-24**

Distance

**0km**



**906/11-17 COHEN PLACE  
MELBOURNE VIC 3000**

1 1 -

Sold Price

**\$340,000**

Sold Date

**30-Jul-23**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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