

# 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

1002/11-17 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 \$580,000 & \$620,000

### Median sale price

Median price \$542,000 Property Type Unit Suburb Melbourne

Period - From 06/05/2023 to 05/05/2024 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	2402/60 Market St MELBOURNE 3000	\$600,000	15/12/2023
2	1707/318 Russell St MELBOURNE 3000	\$598,000	15/11/2023
3	508/181 Exhibition St MELBOURNE 3000	\$590,000	08/12/2023

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:

06/05/2024 13:44

1002/11-17 Cohen Place, Melbourne Vic 3000



2 1 1

**Rooms:** 3  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$580,000 - \$620,000  
**Median Unit Price**  
06/05/2023 - 05/05/2024: \$542,000

## Comparable Properties



**2402/60 Market St MELBOURNE 3000 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 15/12/2023  
**Property Type:** Apartment



**1707/318 Russell St MELBOURNE 3000 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$598,000  
**Method:** Private Sale  
**Date:** 15/11/2023  
**Property Type:** Apartment



**508/181 Exhibition St MELBOURNE 3000 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$590,000  
**Method:** Sold Before Auction  
**Date:** 08/12/2023  
**Property Type:** Apartment  
**Land Size:** 80 sqm approx

**Account - Jeena & Saacs Real Estate Pty Ltd | P: 0411 325 952**



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