

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

101/16-22 COBDEN STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jun 2023

to

31 May 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

1/150 PEEL STREET NORTH MELBOURNE VIC 3051	\$582,500	03-Feb-24
25/198-210 PEEL STREET NORTH MELBOURNE VIC 3051	\$590,000	09-Feb-24
606/111 LEICESTER STREET CARLTON VIC 3053	\$555,500	07-Mar-24

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: 11 June 2024



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**1/150 PEEL STREET NORTH
MELBOURNE VIC 3051**

2 1 1

Sold Price **\$582,500** Sold Date **03-Feb-24**

Distance **0.12km**



**25/198-210 PEEL STREET NORTH
MELBOURNE VIC 3051**

2 1 1

Sold Price **\$590,000** Sold Date **09-Feb-24**

Distance **0.26km**



**606/111 LEICESTER STREET
CARLTON VIC 3053**

2 1 1

Sold Price **\$555,500** Sold Date **07-Mar-24**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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