## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

1507/39 Coventry Street, Southbank Vic 3006
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#### Indicative selling price

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

#### Median sale price

Median price	\$586,000	Property Type U		Unit		Suburb	Southbank
Period - From	22/04/2024	to	21/04/2025	So	urce	Property	v Data

## 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

Add	dress of comparable property	Price	Date of sale
1	1302/39 Coventry St SOUTHBANK 3006	\$480,000	01/04/2025
2	202/39 Coventry St SOUTHBANK 3006	\$511,000	20/01/2025
3	512/39 Coventry St SOUTHBANK 3006	\$525,000	16/01/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/04/2025 15:53









Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$485,000 - \$525,000 **Median Unit Price** 22/04/2024 - 21/04/2025: \$586,000

## Comparable Properties



1302/39 Coventry St SOUTHBANK 3006 (REI)

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**Agent Comments** 

Price: \$480,000 Method: Private Sale Date: 01/04/2025

Property Type: Apartment



202/39 Coventry St SOUTHBANK 3006 (REI/VG)

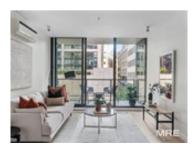




**Agent Comments** 

Price: \$511,000 Method: Private Sale Date: 20/01/2025

Property Type: Apartment



512/39 Coventry St SOUTHBANK 3006 (REI/VG)

**Agent Comments** 

Price: \$525,000 Method: Private Sale Date: 16/01/2025

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



