

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

1317/39 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Range between \$370,000 & \$400,000

Median sale price

Median price \$603,000 Property Type Unit Suburb Southbank

Period - From 12/08/2023 to 11/08/2024 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	1016/25 Coventry St SOUTHBANK 3006	\$375,000	08/07/2024
2	230/85 Market St SOUTH MELBOURNE 3205	\$390,000	21/05/2024
3	2213/250 Elizabeth St MELBOURNE 3000	\$400,000	10/05/2024

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:

12/08/2024 16:36



Property Type:
Agent Comments

Indicative Selling Price
\$370,000 - \$400,000
Median Unit Price
12/08/2023 - 11/08/2024: \$603,000

Comparable Properties



1016/25 Coventry St SOUTHBANK 3006 (REI) Agent Comments



Price: \$375,000
Method: Private Sale
Date: 08/07/2024
Property Type: Apartment



230/85 Market St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments



Price: \$390,000
Method: Expression of Interest
Date: 21/05/2024
Property Type: Apartment



2213/250 Elizabeth St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$400,000
Method: Private Sale
Date: 10/05/2024
Property Type: Apartment

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