

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

| |
|--|
| 202/39 Coventry Street, Southbank Vic 3006 |
|--|

Indicative selling price

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

Range between

| |
|-----------|
| \$500,000 |
|-----------|

 &

| |
|-----------|
| \$525,000 |
|-----------|

Median sale price

Median price

| |
|-----------|
| \$600,000 |
|-----------|

 Property Type

| |
|------|
| Unit |
|------|

 Suburb

| |
|-----------|
| Southbank |
|-----------|

Period - From

| |
|------------|
| 14/11/2023 |
|------------|

 to

| |
|------------|
| 13/11/2024 |
|------------|

 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 | 1007/39 Coventry St SOUTHBANK 3006 | \$490,000 | 11/09/2024 |
| 2 | 2012/39 Coventry St SOUTHBANK 3006 | \$520,000 | 24/08/2024 |
| 3 | 1710/39 Coventry St SOUTHBANK 3006 | \$495,000 | 29/05/2024 |

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:

| |
|------------------|
| 14/11/2024 15:23 |
|------------------|



1
 1
 1

Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$500,000 - \$525,000

Median Unit Price

14/11/2023 - 13/11/2024: \$600,000

Comparable Properties

1007/39 Coventry St SOUTHBANK 3006 (VG)

Agent Comments

1
 -
 -

Price: \$490,000

Method: Sale

Date: 11/09/2024

Property Type: Flat/Unit/Apartment (Res)



2012/39 Coventry St SOUTHBANK 3006 (REI/VG)

Agent Comments

2
 1
 1

Price: \$520,000

Method: Private Sale

Date: 24/08/2024

Property Type: Apartment



1710/39 Coventry St SOUTHBANK 3006 (VG)

Agent Comments

1
 -
 -

Price: \$495,000

Method: Sale

Date: 29/05/2024

Property Type: Flat/Unit/Apartment (Res)

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



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