

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

1708/35-47 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Range between

\$590,000

&

\$630,000

Median sale price

Median price

\$580,000

House

Unit

X

Suburb

Southbank

Period - From

01/04/2017

to

31/03/2018

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	1605/151 City Rd SOUTHBANK 3006	\$616,000	19/02/2018
2	203/65 Coventry St SOUTHBANK 3006	\$600,000	16/11/2017
3	1501/152 Sturt St SOUTHBANK 3006	\$595,000	13/12/2017

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



1605/151 City Rd SOUTHBANK 3006 (REI)

Agent Comments



Price: \$616,000

Method: Private Sale

Date: 19/02/2018

Rooms: 3

Property Type: Apartment

Land Size: 87 sqm approx



203/65 Coventry St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 16/11/2017

Rooms: -

Property Type: Apartment



1501/152 Sturt St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 13/12/2017

Rooms: 3

Property Type: Apartment