

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



611/39 COVENTRY STREET,

 2  1  1

Indicative Selling Price

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

Price Range: \$490,000 to \$510,000

Provided by: Cameron Parker, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



SOUTHBANK, VIC, 3006

Suburb Median Sale Price (Unit)

\$550,000

01 January 2018 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

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.



701/38 ALBERT RD, SOUTH MELBOURNE,

 2  1  1

Sale Price

****\$500,000**

Sale Date: 18/06/2018

Distance from Property: 517m



1219/39 COVENTRY ST, SOUTHBANK, VIC

 2  1  1

Sale Price

***\$505,000**

Sale Date: 29/03/2018

Distance from Property: 0m



1219/39 COVENTRY ST, SOUTHBANK, VIC

 2  1  1

Sale Price

\$510,000

Sale Date: 17/05/2018

Distance from Property: 0m



This report has been compiled on 23/07/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Property offered for

Address
Including suburb and **611/39 COVENTRY STREET, SOUTHBANK, VIC**

Indicative selling price

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

Price Range: **\$490,000 to \$510,000**

Median sale price

Median price **\$550,000**

House

Unit **X**

Suburb **SOUTHBANK**

Period **01 January 2018 to 30 June 2018**

Source

pricfinder

Comparable property sales

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	Price	Date of sale
701/38 ALBERT RD, SOUTH MELBOURNE, VIC 3205	**\$500,000	18/06/2018
1219/39 COVENTRY ST, SOUTHBANK, VIC 3006	*\$505,000	29/03/2018
1219/39 COVENTRY ST, SOUTHBANK, VIC 3006	\$510,000	17/05/2018