

### 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 37/333 Coventry Street, South Melbourne Vic 3205

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000

&

\$750,000

#### Median sale price

Median price \$622,750

House

Unit

X

Suburb

South Melbourne

Period - From 01/04/2018

to

31/03/2019

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 | 11/66 Montague St SOUTH MELBOURNE 3205  | \$755,675 | 15/02/2019   |
| 2 | 907/69-71 Stead St SOUTH MELBOURNE 3205 | \$715,000 | 26/05/2019   |
| 3 | 3/68 Eastern Rd SOUTH MELBOURNE 3205    | \$706,000 | 25/05/2019   |

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.



2   1   1

**Rooms:**

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**11/66 Montague St SOUTH MELBOURNE 3205**   **Agent Comments**  
(REI/VG)

2   1   1

**Price:** \$755,675

**Method:** Private Sale

**Date:** 15/02/2019

**Rooms:** -

**Property Type:** Apartment



**907/69-71 Stead St SOUTH MELBOURNE 3205**   **Agent Comments**  
(REI)

2   1   1

**Price:** \$715,000

**Method:** Sold Before Auction

**Date:** 26/05/2019

**Rooms:** -

**Property Type:** Apartment



**3/68 Eastern Rd SOUTH MELBOURNE 3205**   **Agent Comments**  
(REI)

2   1   1

**Price:** \$706,000

**Method:** Auction Sale

**Date:** 25/05/2019

**Rooms:** -

**Property Type:** Apartment