

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

| |
|---|
| 1509/25 Coventry Street, Southbank Vic 3006 |
|---|

Indicative selling price

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

Range between

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

 &

| |
|-----------|
| \$620,000 |
|-----------|

Median sale price

Median price

| |
|-----------|
| \$597,694 |
|-----------|

 Property Type

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

 Suburb

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

Period - From

| |
|------------|
| 01/07/2023 |
|------------|

 to

| |
|------------|
| 30/06/2024 |
|------------|

 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 | 818/25 Coventry St SOUTHBANK 3006 | \$635,000 | 10/06/2024 |
| 2 | 302/39 Coventry St SOUTHBANK 3006 | \$520,000 | 22/03/2024 |
| 3 | | | |

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:

| |
|------------------|
| 15/07/2024 17:03 |
|------------------|



2 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$600,000 - \$620,000
Median Unit Price
Year ending June 2024: \$597,694

Comparable Properties



818/25 Coventry St SOUTHBANK 3006 (REI)

Agent Comments

2 1 1

Price: \$635,000
Method: Private Sale
Date: 10/06/2024
Property Type: Apartment



302/39 Coventry St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 1

Price: \$520,000
Method: Private Sale
Date: 22/03/2024
Property Type: Apartment

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.