



## 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 904/39 Coventry Street, Southbank, 3006

### Indicative selling price

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

Single price  or range between \$570,000.00 & \$620,000.00

### Median sale price

Median price \$539,500.00 Property type Unit/Apartment Suburb SOUTHBANK

Period - From Dec 2018 to Nov 2019 Source Corelogic

### 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 property	Price	Date of sale
1301/39 Coventry Street Southbank VIC 3006	\$606,666.00	20/07/2019
1201/39 Coventry Street Southbank VIC 3006	\$620,000.00	1/08/2019
1402/22 Dorcas Street Southbank VIC 3006	\$580,000.00	30/10/2019

This Statement of Information was prepared on: Friday 06th December 2019