

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

707/25 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Southbank

Period - From 11/07/2022 to 10/07/2023 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	1612/63 Whiteman St SOUTHBANK 3006	\$470,000	23/05/2023
2	609/1 Balston St SOUTHBANK 3006	\$460,000	23/05/2023
3	140/88 Kavanagh St SOUTHBANK 3006	\$440,000	15/06/2023

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:

11/07/2023 17:25



1 bed 1 bath 0 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

11/07/2022 - 10/07/2023: \$575,000

Comparable Properties



1612/63 Whiteman St SOUTHBANK 3006 (REI) Agent Comments

1 bed 1 bath - car

Price: \$470,000

Method: Private Sale

Date: 23/05/2023

Property Type: Apartment



609/1 Balston St SOUTHBANK 3006 (REI/VG) Agent Comments

1 bed 1 bath - car

Price: \$460,000

Method: Private Sale

Date: 23/05/2023

Property Type: Apartment



140/88 Kavanagh St SOUTHBANK 3006 (REI) Agent Comments

1 bed 1 bath 1 car

Price: \$440,000

Method: Expression of Interest

Date: 15/06/2023

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951