

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

1508/39 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Range between

\$675,000

 &

\$700,000

Median sale price

Median price

\$620,000

 Property Type

Unit

 Suburb

Southbank

Period - From

01/10/2023

 to

31/12/2023

 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	805/39 Coventry St SOUTHBANK 3006	\$682,000	11/09/2023
2	149/100 Kavanagh St SOUTHBANK 3006	\$680,000	23/02/2024
3	911/65 Coventry St SOUTHBANK 3006	\$640,000	21/02/2024

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:

04/03/2024 10:13

1508/39 Coventry Street, Southbank Vic 3006

MRE

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Indicative Selling Price

\$675,000 - \$700,000

Median Unit Price

December quarter 2023: \$620,000



2 2 1

Property Type: Apartment

Agent Comments

MRE

Comparable Properties



805/39 Coventry St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 2 1

Price: \$682,000

Method: Private Sale

Date: 11/09/2023

Property Type: Apartment



149/100 Kavanagh St SOUTHBANK 3006 (REI) Agent Comments

2 2 1

Price: \$680,000

Method: Private Sale

Date: 23/02/2024

Property Type: Apartment

Land Size: 96 sqm approx



911/65 Coventry St SOUTHBANK 3006 (REI) Agent Comments

2 2 1

Price: \$640,000

Method: Private Sale

Date: 21/02/2024

Property Type: Apartment

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



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