

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

909/25-29 COVENTRY STREET SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$539,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

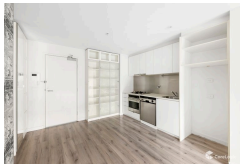
Date of sale

1711/8 DORCAS STREET SOUTHBANK VIC 3006	\$365,000	19-Dec-23
1814/39 COVENTRY STREET SOUTHBANK VIC 3006	\$340,000	25-Aug-23
801/70 DORCAS STREET SOUTHBANK VIC 3006	\$350,000	28-Nov-23

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 6 months.

This Statement of Information was prepared on: 24 January 2024


**1711/8 DORCAS STREET
SOUTHBANK VIC 3006**

 1
  1
  -

Sold Price ^{RS} **\$365,000** ^{UN} Sold Date **19-Dec-23**

Distance **0.07km**


**1814/39 COVENTRY STREET
SOUTHBANK VIC 3006**

 1
  1
  -

Sold Price **\$340,000** Sold Date **25-Aug-23**

Distance **0.07km**


**801/70 DORCAS STREET
SOUTHBANK VIC 3006**

 1
  1
  -

Sold Price ^{RS} **\$350,000** ^{UN} Sold Date **28-Nov-23**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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