

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

1705/39 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$566,250

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2021

to

31 Oct 2022

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

1110/25-29 COVENTRY STREET SOUTHBANK VIC 3006	\$650,000	14-Jul-22
1601/39 COVENTRY STREET SOUTHBANK VIC 3006	\$668,888	24-May-22
1204/39 COVENTRY STREET SOUTHBANK VIC 3006	\$675,000	09-Aug-22

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: 07 November 2022


**1110/25-29 COVENTRY STREET
SOUTHBANK VIC 3006**
 2  2  1

Sold Price

\$650,000

Sold Date

14-Jul-22

Distance

0.06km

**1601/39 COVENTRY STREET
SOUTHBANK VIC 3006**
 2  2  1

Sold Price

\$668,888

Sold Date

24-May-22

Distance

0km

**1204/39 COVENTRY STREET
SOUTHBANK VIC 3006**
 2  2  1

Sold Price

\$675,000

Sold Date

09-Aug-22

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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