

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 459 Coventry Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,537,500 House X Unit Suburb South Melbourne

Period - From 01/10/2018 to 31/12/2018 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	263 Bridge St PORT MELBOURNE 3207	\$1,305,000	27/10/2018
2	107 Danks St ALBERT PARK 3206	\$1,200,000	06/10/2018
3	29 Little Page St ALBERT PARK 3206	\$1,185,000	17/11/2018

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.



Rooms:

Property Type: House (Res)

Land Size: 157 sqm approx

Agent Comments

Comparable Properties



263 Bridge St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,305,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 164 sqm approx



107 Danks St ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 06/10/2018

Rooms: 3

Property Type: House (Res)

Land Size: 116 sqm approx



29 Little Page St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$1,185,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: House (Res)