

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

501/25-29 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

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

311/65 COVENTRY STREET SOUTHBANK VIC 3006	\$735,000	06-Oct-23
905/39 COVENTRY STREET SOUTHBANK VIC 3006	\$710,000	30-Jul-23
1608/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$735,000	23-Dec-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.~~

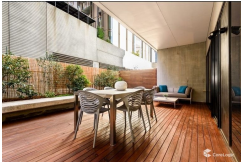
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**311/65 COVENTRY STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$735,000** Sold Date **06-Oct-23**

Distance **0.2km**



**905/39 COVENTRY STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$710,000** Sold Date **30-Jul-23**

Distance **0.06km**



**1608/38 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

2 2 -

Sold Price ^{RS} **\$735,000** Sold Date **23-Dec-23**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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