## 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

1607/39 Coventry Street, Southbank Vic 3006

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$475,000		&		\$490,000			
Median sale pr	rice							
Median price	\$585,888	Pro	operty Type	Unit			Suburb	Southbank
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1103/39 Coventry St SOUTHBANK 3006	\$515,000	11/11/2023
2	511/39 Coventry St SOUTHBANK 3006	\$507,500	31/10/2023
3	1707/38 Albert Rd SOUTH MELBOURNE 3205	\$480,000	18/10/2023

OR

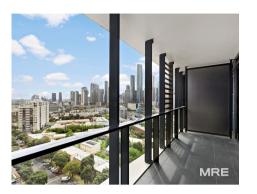
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

28/11/2023 14:57









Property Type: Apartment Agent Comments

Michael Fava 98292937 0419167934 mfava@melbournerealestate.com.au

> **Indicative Selling Price** \$475,000 - \$490,000 **Median Unit Price** September quarter 2023: \$585,888

# **Comparable Properties**

1103/39 Coventry St SOUTHBANK 3006 (REI) Agent Comments



Price: \$515,000 Method: Private Sale Date: 11/11/2023 Property Type: Apartment



511/39 Coventry St SOUTHBANK 3006 (REI)

Agent Comments





Price: \$507,500 Method: Private Sale Date: 31/10/2023 Property Type: Unit



1707/38 Albert Rd SOUTH MELBOURNE 3205 Agent Comments (REI)



Price: \$480.000 Method: Private Sale Date: 18/10/2023 Property Type: Apartment

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



propertydata

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