

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 consumer.vic.gov.au/underquoting

Range between \$475,000 & \$490,000

Median sale price

Median price \$585,888 Property Type Unit Suburb Southbank

Period - From 01/07/2023 to 30/09/2023 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	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

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 (REI) Agent Comments



Price: \$480,000

Method: Private Sale

Date: 18/10/2023

Property Type: Apartment