

## 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

1217/39 Coventry Street Southbank VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$400,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2018

to

30 Sep 2019

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 1110/39 Coventry Street Southbank VIC 3006 | \$393,000 | 15-Apr-19 |
| 1307/39 Coventry Street Southbank VIC 3006 | \$410,000 | 06-Apr-19 |
| 419/39 Coventry Street Southbank VIC 3006  | \$420,000 | 31-Jul-19 |

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: 10 October 2019

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**1110/39 Coventry Street Southbank  
VIC 3006**

Sold Price

**\$393,000**

Sold Date

**15-Apr-19**
 2

 1

 1

Distance

-


**1307/39 Coventry Street Southbank  
VIC 3006**

Sold Price

**\$410,000**

Sold Date

**06-Apr-19**
 2

 1

 1

Distance

-


**419/39 Coventry Street Southbank  
VIC 3006**

Sold Price

**\$420,000**

Sold Date

**31-Jul-19**
 2

 1

 -

Distance

-

**RS** = Recent sale

**UN** = Undisclosed Sale

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