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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 806/63-75 Coventry Street, Southbank Vic 3006 Including suburb and postcode

Indicative selling price

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

Range betweer	n \$390,000			&	\$429,000	
Median sale p	rice					
Median price	\$550,000		Unit	х	Subur	b Southbank
Period - From	01/01/2017	to	31/03	3/2017	Source RE	IV

Comparable property sales

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
1310/163 City Rd SOUTHBANK 3006	\$423,000	15/03/2017
512/22 Dorcas St SOUTHBANK 3006	\$422,000	03/06/2017
1302/133 City Rd SOUTHBANK 3006	\$392,500	05/05/2017

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

