

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

912/39 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,499

Property type

Unit

Suburb

Southbank

Period-from

01 May 2021

to

30 Apr 2022

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

1517/22 DORCAS STREET SOUTHBANK VIC 3006	\$505,000	19-Mar-22
1/92C KAVANAGH STREET SOUTHBANK VIC 3006	\$485,500	07-May-22
86/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$519,000	14-Dec-21

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: 18 May 2022


**1517/22 DORCAS STREET
SOUTHBANK VIC 3006**
 2  1  1

Sold Price **\$505,000** Sold Date **19-Mar-22**

Distance **0.04km**

**1/92C KAVANAGH STREET
SOUTHBANK VIC 3006**
 2  1  1

Sold Price ^{RS} **\$485,500** ^{UN} Sold Date **07-May-22**

Distance **0.79km**

**86/88 KAVANAGH STREET
SOUTHBANK VIC 3006**
 2  1  1

Sold Price **\$519,000** Sold Date **14-Dec-21**

Distance **0.79km**
RS = Recent sale

UN = Undisclosed Sale

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