

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

1701/39 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Range between \$660,000 & \$690,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Southbank

Period - From 14/12/2021 to 13/12/2022 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	1817/25 Coventry St SOUTHBANK 3006	\$685,000	29/06/2022
2	604/39 Coventry St SOUTHBANK 3006	\$675,000	25/11/2022
3	1204/39 Coventry St SOUTHBANK 3006	\$675,000	09/08/2022

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:

14/12/2022 10:55



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$660,000 - \$690,000

Median Unit Price

14/12/2021 - 13/12/2022: \$600,000

Comparable Properties



1817/25 Coventry St SOUTHBANK 3006 (VG)

Agent Comments



Price: \$685,000

Method: Sale

Date: 29/06/2022

Property Type: Flat/Unit/Apartment (Res)



604/39 Coventry St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$675,000

Method: Private Sale

Date: 25/11/2022

Property Type: Apartment

1204/39 Coventry St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$675,000

Method: Private Sale

Date: 09/08/2022

Property Type: Apartment