

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

405/39 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Single price

\$680,000

Median sale price

Median price

\$565,050

Property Type

Unit

Suburb

Southbank

Period - From

01/10/2020

to

30/09/2021

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	6A/66 Montague St SOUTH MELBOURNE 3205	\$720,000	26/11/2021
2	30/38 Wells St SOUTHBANK 3006	\$680,000	29/11/2021
3	101/297 Clarendon St SOUTH MELBOURNE 3205	\$667,500	23/12/2021

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:

17/01/2022 11:46

405/39 Coventry Street, Southbank Vic 3006

Melbourne
Real
Estate

Michael Fava

98292937

0419167934

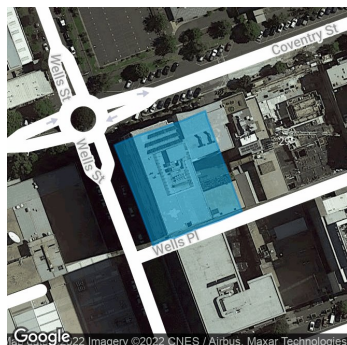
mfava@melbournerealestate.com.au

Indicative Selling Price

\$680,000

Median Unit Price

Year ending September 2021: \$565,050



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



6A/66 Montague St SOUTH MELBOURNE 3205 (REI) **Agent Comments**

 2  1  1

Price: \$720,000

Method: Private Sale

Date: 26/11/2021

Property Type: Apartment



30/38 Wells St SOUTHBANK 3006 (VG)

Agent Comments

 2  -  -

Price: \$680,000

Method: Sale

Date: 29/11/2021

Property Type: Flat/Unit/Apartment (Res)



101/297 Clarendon St SOUTH MELBOURNE 3205 (REI)

Agent Comments

 2  2  1

Price: \$667,500

Method: Private Sale

Date: 23/12/2021

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.