

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

1104/63-75 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Range between \$370,000

&

\$405,000

Median sale price

Median price \$569,000

Property Type Unit

Suburb Southbank

Period - From 01/01/2021

to 31/12/2021

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	1414/25 Coventry St SOUTHBANK 3006	\$404,100	25/05/2021
2	1302/65 Coventry St SOUTHBANK 3006	\$390,000	19/07/2021
3	808/25 Coventry St SOUTHBANK 3006	\$375,300	25/05/2021

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:

07/04/2022 18:39



Property Type: Apartment

Agent Comments

Comparable Properties

1414/25 Coventry St SOUTHBANK 3006 (VG)

Agent Comments



Price: \$404,100

Method: Sale

Date: 25/05/2021

Property Type: Strata Unit/Flat



1302/65 Coventry St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 19/07/2021

Property Type: Apartment

808/25 Coventry St SOUTHBANK 3006 (VG)

Agent Comments



Price: \$375,300

Method: Sale

Date: 25/05/2021

Property Type: Strata Unit/Flat