

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address	410/65 Coventry Street, Southbank 3006
Including suburb & postcode	

Indicative selling price

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

Single price	\$499,000	or range between		&	
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Median sale price

Median price	\$572,000	Property type	Apartment	Suburb	Southbank
Period - From	01/04/2019	to	31/03/2019	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. 1004/152-166 Sturt Street	\$550,000	29/04/20
2. 1210/65 Coventry Street	\$530,000	24/04/20
3. 3606/241-243 City Road	\$545,000	26/02/20

This Statement of Information was prepared on: 19/06/2020

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 1507/61 City Road	\$530,999	17/01/20	63m2	2	2	1
5. 1104/45 Clarke Street	\$535,000	18/12/19	-	2	2	1

Current Lease Expiry	Current Rental (pw/pcm)	Rental Potential (pw/pcm)
Vacant	N/A	\$500.00 / \$2172.62

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1061.11	\$664.50	\$4571.88	\$6297.49

Size	Year Built	Complex/Block	Facilities
72m2	2013	237 / 237	Pool, gym, BBQ area

Owners Corporation	Chattels
Holy & Williams Strata & Advantage OC Pty Ltd	Nil

Building	Sale Method	Terms
Sunday Apartments	Private Sale	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.