

## 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

2012/39 COVENTRY STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2023

to

31 Mar 2024

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

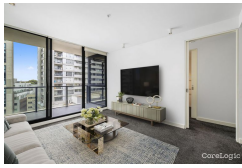
Date of sale

|  |           |           |
|--|-----------|-----------|
| 1212/39 COVENTRY STREET SOUTHBANK VIC 3006 | \$510,000 | 18-Jan-24 |
| 2019/39 COVENTRY STREET SOUTHBANK VIC 3006 | \$507,800 | 09-Nov-23 |
| 1717/22 DORCAS STREET SOUTHBANK VIC 3006   | \$500,000 | 28-Feb-24 |

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: 24 April 2024



**1212/39 COVENTRY STREET  
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$510,000** Sold Date **18-Jan-24**

Distance **0.02km**

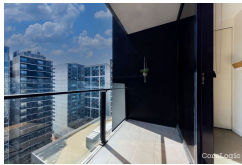


**2019/39 COVENTRY STREET  
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$507,800** Sold Date **09-Nov-23**

Distance **0.02km**



**1717/22 DORCAS STREET  
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$500,000** Sold Date **28-Feb-24**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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