

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

1109/39 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Single price

\$360,000

Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Southbank

Period - From

01/07/2021

to

30/06/2022

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.

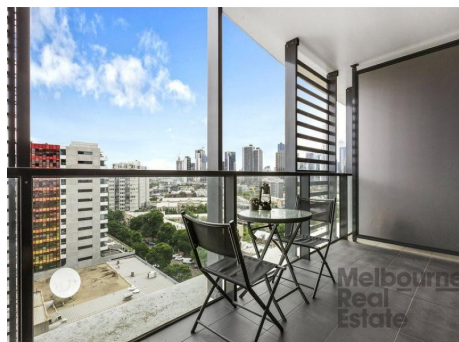
	Address of comparable property	Price	Date of sale
1	1115/25 Coventry St SOUTHBANK 3006	\$380,000	02/08/2022
2	907/109 Clarendon St SOUTHBANK 3006	\$375,000	06/09/2022
3	2303/668 Bourke St MELBOURNE 3000	\$366,800	13/09/2022

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:

29/09/2022 12:47



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Property Type: Apartment

Agent Comments

Comparable Properties



1115/25 Coventry St SOUTHBANK 3006 (VG)

Agent Comments

1 - -

Price: \$380,000

Method: Sale

Date: 02/08/2022

Property Type: Flat/Unit/Apartment (Res)



907/109 Clarendon St SOUTHBANK 3006 (REI)

Agent Comments

1 1 1

Price: \$375,000

Method: Private Sale

Date: 06/09/2022

Property Type: Apartment



2303/668 Bourke St MELBOURNE 3000 (REI)

Agent Comments

1 1 1

Price: \$366,800

Method: Private Sale

Date: 13/09/2022

Property Type: Apartment