

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

1610/35 Coventry Street, South Melbourne Vic 3205

Indicative selling price

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

Single price

\$480,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

South Melbourne

Period - From

01/01/2022

to

31/12/2022

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	1104/283 City Rd SOUTHBANK 3006	\$490,000	25/02/2023
2	1309/283 City Rd SOUTHBANK 3006	\$480,000	25/02/2023
3			

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:

13/04/2023 11:27



Property Type:
Agent Comments

Indicative Selling Price
\$480,000
Median Unit Price
Year ending December 2022: \$610,000

Comparable Properties

1104/283 City Rd SOUTHBANK 3006 (VG)

Agent Comments



Price: \$490,000
Method: Sale
Date: 25/02/2023
Property Type: Flat/Unit/Apartment (Res)



1309/283 City Rd SOUTHBANK 3006 (REI)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 25/02/2023
Property Type: Apartment

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.