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 meanin	a of this	nrice see	consumer vic ac	ov.au/underquoting
	9 01 1113	price 366	consumer.vic.ge	v.au/unaciquoting

Single price \$480,000

Median sale price

Median price	\$610,000	Pro	operty Type Unit	t	Suburb	South Melbourne
Period - From	01/01/2022	to	31/12/2022	Sourc	ce 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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



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.

Account - Whiting & Co Professionals St Kilda | P: 03 95348014

propertydata



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