

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 1408/39 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Single price \$670,000

Median sale price

Median price \$553,888

Property Type Unit

Suburb Southbank

Period - From 01/10/2024

to 31/12/2024

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	120/120 Sturt St SOUTHBANK 3006	\$675,000	24/12/2024
2	1406/8 Kavanagh St SOUTHBANK 3006	\$665,000	22/11/2024
3	906/2-14 Albert RD SOUTH MELBOURNE 3205	\$650,000	08/10/2024

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:

22/01/2025 14:35



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$670,000

Median Unit Price
December quarter 2024: \$553,888

Comparable Properties



120/120 Sturt St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$675,000
Method: Private Sale
Date: 24/12/2024
Property Type: Apartment



1406/8 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$665,000
Method: Private Sale
Date: 22/11/2024
Property Type: Apartment



906/2-14 Albert RD SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 08/10/2024
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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