

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

20/77 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Range between \$840,000 & \$920,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Southbank

Period - From 01/07/2019 to 30/06/2020 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	7/93 Dodds St SOUTHBANK 3006	\$871,000	15/02/2020
2	4/82 Coventry St SOUTHBANK 3006	\$853,000	14/03/2020
3	6/91 Dodds St SOUTHBANK 3006	\$845,000	21/04/2020

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:

03/08/2020 18:17



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$840,000 - \$920,000

Median Unit Price

Year ending June 2020: \$580,000

Comparable Properties

7/93 Dodds St SOUTHBANK 3006 (VG)

Agent Comments



Price: \$871,000

Method: Sale

Date: 15/02/2020

Property Type: Flat/Unit/Apartment (Res)

4/82 Coventry St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$853,000

Method: Auction Sale

Date: 14/03/2020

Property Type: Apartment



6/91 Dodds St SOUTHBANK 3006 (VG)

Agent Comments



Price: \$845,000

Method: Sale

Date: 21/04/2020

Property Type: Strata Unit/Flat