

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 4/104 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Range between \$640,000 & \$680,000

Median sale price

Median price \$608,760 Property Type Unit Suburb Southbank

Period - From 06/05/2023 to 05/05/2024 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	6/110 Southbank Blvd SOUTHBANK 3006	\$692,500	13/01/2024
2	6/28 Wells St SOUTHBANK 3006	\$690,000	23/11/2023
3	2/104 Coventry St SOUTHBANK 3006	\$650,000	26/04/2024

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: 06/05/2024 12:23

4/104 Coventry Street, Southbank Vic 3006



🛏️ 2 🚿 1 🚗 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$640,000 - \$680,000

Median Unit Price

06/05/2023 - 05/05/2024: \$608,760

Comparable Properties



6/110 Southbank Blvd SOUTHBANK 3006 (REI/VG)

Agent Comments

🛏️ 2 🚿 1 🚗 1

Price: \$692,500

Method: Private Sale

Date: 13/01/2024

Property Type: Apartment

6/28 Wells St SOUTHBANK 3006 (VG)

Agent Comments

🛏️ 2 🚿 - 🚗 -

Price: \$690,000

Method: Sale

Date: 23/11/2023

Property Type: Flat/Unit/Apartment (Res)



2/104 Coventry St SOUTHBANK 3006 (REI)

Agent Comments

🛏️ 2 🚿 1 🚗 1

Price: \$650,000

Method: Private Sale

Date: 26/04/2024

Property Type: Apartment

Land Size: 75 sqm approx

Account - Jeena & Saacs Real Estate Pty Ltd | P: 0411 325 952



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.