

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

1502/25 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$598,444

Property Type Unit

Suburb Southbank

Period - From 16/02/2022

to 15/02/2023

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	404/19 Queens Rd MELBOURNE 3004	\$850,000	29/12/2022
2	64a Napier St SOUTH MELBOURNE 3205	\$815,000	10/12/2022
3	1/110 Southbank Blvd SOUTHBANK 3006	\$805,000	17/12/2022

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:

16/02/2023 20:05



2
 2
 1

Property Type: Apartment

Land Size: 73 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

16/02/2022 - 15/02/2023: \$598,444

Comparable Properties



404/19 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments

2
 2
 1

Price: \$850,000

Method: Private Sale

Date: 29/12/2022

Property Type: Apartment



64a Napier St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2
 1
 1

Price: \$815,000

Method: Auction Sale

Date: 10/12/2022

Property Type: Apartment



1/110 Southbank Blvd SOUTHBANK 3006 (REI) Agent Comments

2
 1
 1

Price: \$805,000

Method: Auction Sale

Date: 17/12/2022

Property Type: Apartment

Land Size: 146 sqm approx

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951