

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 26/333 Coventry Street, South Melbourne, VIC 3205

Indicative selling price

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

Price Range \$580,000 & \$635,000

Median sale price

Median price \$622,100 Property Type Unit Suburb South Melbourne (3205)
Period - From 01/01/2021 to 31/12/2022 Source Core Logic

Comparable property sales

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
42/333 COVENTRY STREET, SOUTH MELBOURNE VIC 3205	\$690,000	21/10/2021
303/85 MARKET STREET, SOUTH MELBOURNE VIC 3205	\$667,000	23/02/2022
806/38 BANK STREET, SOUTH MELBOURNE VIC 3205	\$655,000	18/09/2021

This Statement of Information was prepared on: 30/03/2022