### 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	1401/39 Coventry Street, Southbank Vic 3006
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$600,000	Pro	perty Type Ur	it		Suburb	Southbank
Period - From	05/12/2021	to	04/12/2022	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	1110/25 Coventry St SOUTHBANK 3006	\$650,000	22/07/2022
2	1403/70 Dorcas St SOUTHBANK 3006	\$645,000	08/11/2022
3	55/63 Dorcas St SOUTH MELBOURNE 3205	\$610,000	21/10/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/12/2022 11:15



# RT Edgar





**Indicative Selling Price** \$625,000 - \$650,000 **Median Unit Price** 05/12/2021 - 04/12/2022: \$600,000

## Comparable Properties



1110/25 Coventry St SOUTHBANK 3006

(REI/VG)

Price: \$650,000 Method: Private Sale Date: 22/07/2022

Property Type: Apartment

Agent Comments



1403/70 Dorcas St SOUTHBANK 3006 (REI)

Price: \$645,000

Method: Private Sale Date: 08/11/2022

Property Type: Apartment Land Size: 82 sqm approx Agent Comments



55/63 Dorcas St SOUTH MELBOURNE 3205

(REI)

Price: \$610,000 Method: Private Sale Date: 21/10/2022

Property Type: Apartment

**Agent Comments** 

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545

propertydata

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