

# 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

1401/39 Coventry Street, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$625,000 & \$650,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb Southbank

Period - From 05/12/2021 to 04/12/2022 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	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 comparable properties 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



**Property Type:** Strata Unit/Flat  
Agent Comments

**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)**

Agent Comments



**Price:** \$650,000

**Method:** Private Sale

**Date:** 22/07/2022

**Property Type:** Apartment



**1403/70 Dorcas St SOUTHBANK 3006 (REI)**

Agent Comments



**Price:** \$645,000

**Method:** Private Sale

**Date:** 08/11/2022

**Property Type:** Apartment

**Land Size:** 82 sqm approx



**55/63 Dorcas St SOUTH MELBOURNE 3205 (REI)**

Agent Comments



**Price:** \$610,000

**Method:** Private Sale

**Date:** 21/10/2022

**Property Type:** Apartment

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