Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	2007/39 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	\$565,050	Pro	perty Type U	nit		Suburb	Southbank
Period - From	01/10/2020	to	30/09/2021	Sc	ource	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	1603/38 Albert Rd SOUTH MELBOURNE 3205	\$500,000	30/10/2021
2	1019/39 Coventry St SOUTHBANK 3006	\$482,888	11/10/2021
3	502/39 Coventry St SOUTHBANK 3006	\$470,000	26/06/2021

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:	17/11/2021 17:04





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> **Indicative Selling Price** \$475,000 - \$485,000 **Median Unit Price**

Year ending September 2021: \$565,050





Property Type: Apartment **Agent Comments**

Comparable Properties



1603/38 Albert Rd SOUTH MELBOURNE 3205

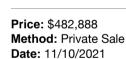
(REI)

1

Price: \$500,000 Method: Private Sale Date: 30/10/2021

Property Type: Apartment

1019/39 Coventry St SOUTHBANK 3006 (REI)



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Property Type: Apartment



502/39 Coventry St SOUTHBANK 3006

(REI/VG)

--Price: \$470,000

Method: Private Sale Date: 26/06/2021

Property Type: Apartment

Agent Comments

Agent Comments

Agent Comments



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



