

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

818/25-29 COVENTRY STREET SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

3805/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$630,000	12-Dec-23
2901/9 POWER STREET SOUTHBANK VIC 3006	\$664,000	19-Feb-24
2007/45 HAIG STREET SOUTHBANK VIC 3006	\$655,500	17-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 18 March 2024

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**3805/1-13 BALSTON STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price **\$630,000** Sold Date **12-Dec-23**

Distance **0.87km**



**2901/9 POWER STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price **\$664,000** Sold Date **19-Feb-24**

Distance **1.04km**



**2007/45 HAIG STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price ^{RS} **\$655,500** Sold Date **17-Feb-24**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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