

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

2/333 COVENTRY STREET SOUTH MELBOURNE VIC 3205

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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,500

Property type

Unit

Suburb

South Melbourne

Period-from

01 Sep 2021

to

31 Aug 2022

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

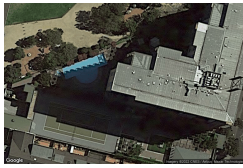
110/8 WELLS STREET SOUTHBANK VIC 3006	\$725,000	21-Jul-22
36/38 WELLS STREET SOUTHBANK VIC 3006	\$800,000	14-May-22
301/2 ROUSE STREET PORT MELBOURNE VIC 3207	\$791,999	08-Apr-22

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: 28 September 2022

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**110/8 WELLS STREET SOUTHBANK
VIC 3006**

2 1 1

Sold Price

\$725,000

Sold Date

21-Jul-22

Distance

1.34km



**36/38 WELLS STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price

\$800,000

Sold Date

14-May-22

Distance

1.29km



**301/2 ROUSE STREET PORT
MELBOURNE VIC 3207**

2 1 1

Sold Price

\$791,999

Sold Date

08-Apr-22

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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