

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

2019/39 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Range between \$500,000 & \$530,000

Median sale price

Median price \$563,944

Property Type Unit

Suburb Southbank

Period - From 01/04/2023

to 30/06/2023

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.

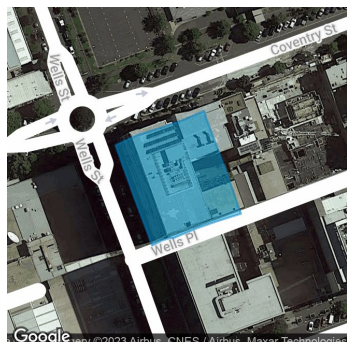
	Address of comparable property	Price	Date of sale
1	23/88 Southbank Blvd SOUTHBANK 3006	\$555,800	22/09/2023
2	1205/52 Park St SOUTH MELBOURNE 3205	\$518,000	18/08/2023
3	2002/39 Coventry St SOUTHBANK 3006	\$510,000	13/06/2023

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:

03/10/2023 10:46



Property Type: Apartment

Agent Comments

Comparable Properties



23/88 Southbank Blvd SOUTHBANK 3006 (REI) **Agent Comments**



Price: \$555,800

Method: Private Sale

Date: 22/09/2023

Property Type: Apartment



1205/52 Park St SOUTH MELBOURNE 3205 (REI) **Agent Comments**



Price: \$518,000

Method: Private Sale

Date: 18/08/2023

Property Type: Apartment



2002/39 Coventry St SOUTHBANK 3006 (REI) **Agent Comments**



Price: \$510,000

Method: Private Sale

Date: 13/06/2023

Property Type: Apartment