

## 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

404/33 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2023

to

31 Jul 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

2302/250 CITY ROAD SOUTHBANK VIC 3006	\$330,000	04-May-24
1902/58 CLARKE STREET SOUTHBANK VIC 3006	\$330,000	10-Mar-24
2006/109 CLARENDON STREET SOUTHBANK VIC 3006	\$321,000	28-Apr-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: 09 August 2024



**2302/250 CITY ROAD SOUTHBANK VIC 3006** Sold Price **\$330,000** Sold Date **04-May-24**

1 1 -

Distance **0.96km**



**1902/58 CLARKE STREET SOUTHBANK VIC 3006** Sold Price

Sold Date **10-Mar-24**

1 1 -

Distance **0.92km**



**2006/109 CLARENDON STREET SOUTHBANK VIC 3006** Sold Price

**\$321,000** Sold Date **28-Apr-24**

1 1 -

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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