

# 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

303/39 Coventry Street, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$540,000

### Median sale price

Median price \$590,000 Property Type Unit Suburb Southbank

Period - From 01/10/2023 to 30/09/2024 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	3802/241 City Rd SOUTHBANK 3006	\$525,000	19/09/2024
2	512/25 Coventry St SOUTHBANK 3006	\$512,000	06/09/2024
3	2012/39 Coventry St SOUTHBANK 3006	\$520,000	24/08/2024

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:

18/10/2024 19:39

303/39 Coventry Street, Southbank Vic 3006

**MRE**

Michael Fava  
98292937  
0419167934

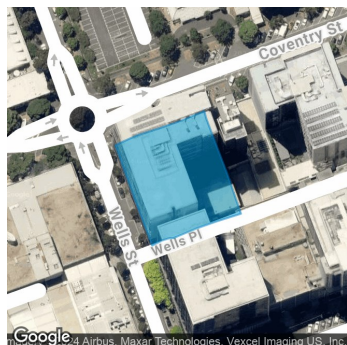
mfava@melbournerealestate.com.au

**Indicative Selling Price**

\$520,000 - \$540,000

**Median Unit Price**

Year ending September 2024: \$590,000



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**3802/241 City Rd SOUTHBANK 3006 (REI)**

Agent Comments

2 1 1

**Price:** \$525,000

**Method:** Private Sale

**Date:** 19/09/2024

**Property Type:** Apartment



**512/25 Coventry St SOUTHBANK 3006 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$512,000

**Method:** Private Sale

**Date:** 06/09/2024

**Property Type:** Apartment

**Land Size:** 70 sqm approx



**2012/39 Coventry St SOUTHBANK 3006 (REI)**

Agent Comments

2 1 1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 24/08/2024

**Property Type:** Apartment

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



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