

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

1401/22 Coromandel Place, Melbourne Vic 3000

Indicative selling price

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

Range between \$390,000 & \$429,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2019 to 31/12/2019 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	1003/8 Exploration La MELBOURNE 3000	\$420,000	23/12/2019
2	2711/283 City Rd SOUTHBANK 3006	\$392,000	27/12/2019
3	1217/39 Coventry St SOUTHBANK 3006	\$390,000	20/01/2020

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:

28/01/2020 14:08



2
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Property Type: Apartment

Land Size: 46 sqm approx

Agent Comments

Indicative Selling Price

\$390,000 - \$429,000

Median Unit Price

December quarter 2019: \$550,000

Comparable Properties



1003/8 Exploration La MELBOURNE 3000 (REI) Agent Comments

2
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Price: \$420,000

Method: Private Sale

Date: 23/12/2019

Property Type: Apartment



2711/283 City Rd SOUTHBANK 3006 (REI) Agent Comments

2
 1
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Price: \$392,000

Method: Private Sale

Date: 27/12/2019

Property Type: Apartment

Land Size: 59 sqm approx



1217/39 Coventry St SOUTHBANK 3006 (REI) Agent Comments

2
 1
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Price: \$390,000

Method: Private Sale

Date: 20/01/2020

Property Type: Apartment