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 betweer	\$390,000		&		\$429,000					
Median sale pr	rice									
Median price	\$550,000	Pro	operty Type	Unit			Suburb	Melbourne		
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ad	dress 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



♥ I C P R O P





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



Price: \$420,000 Method: Private Sale Date: 23/12/2019 Property Type: Apartment



2711/283 City Rd SOUTHBANK 3006 (REI)



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



Price: \$390,000 Method: Private Sale Date: 20/01/2020 Property Type: Apartment

Account - VICPROP



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments