

## 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

1310/65 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)

Range between

\$510,000

&

\$530,000

#### Median sale price

Median price

\$563,000

House

Unit

X

Suburb

Southbank

Period - From

01/04/2018

to

30/06/2018

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 | 2110/241 City Rd SOUTHBANK 3006     | \$550,000 | 28/09/2018   |
| 2 | 2201/118 Kavanagh St SOUTHBANK 3006 | \$528,000 | 17/09/2018   |
| 3 | 414/35 Albert Rd MELBOURNE 3004     | \$520,000 | 14/08/2018   |

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.

1310/65 Coventry Street, Southbank Vic 3006



**Rooms:** 1

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$510,000 - \$530,000

**Median Unit Price**

June quarter 2018: \$563,000

## Comparable Properties



**2110/241 City Rd SOUTHBANK 3006 (REI)**

**Agent Comments**



**Price:** \$550,000

**Method:** Sold Before Auction

**Date:** 28/09/2018

**Rooms:** 3

**Property Type:** Apartment

**Land Size:** 71 sqm approx



**2201/118 Kavanagh St SOUTHBANK 3006 (REI/VG)**

**Agent Comments**



**Price:** \$528,000

**Method:** Private Sale

**Date:** 17/09/2018

**Rooms:** 3

**Property Type:** Apartment

**Land Size:** 76 sqm approx



**414/35 Albert Rd MELBOURNE 3004 (REI)**

**Agent Comments**



**Price:** \$520,000

**Method:** Private Sale

**Date:** 14/08/2018

**Rooms:** 3

**Property Type:** Apartment