## GREG HOCKING HOLDSWORTH Peter Zervas 03 8644 5500

0405 682 173

pzervas@greghocking.com.au

### 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

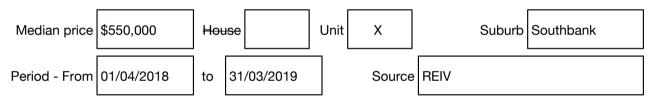
1/104 Coventry Street, Southbank Vic 3006

#### Indicative selling price

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

Single price \$735,000

#### Median sale price



#### 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	9/28 Wells St SOUTHBANK 3006	\$780,000	26/11/2018
2	52/63 Dorcas St SOUTH MELBOURNE 3205	\$775,000	10/11/2018
3	227/416 St Kilda Rd MELBOURNE 3004	\$765,000	04/02/2019

#### 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.

Account - Greg Hocking Holdsworth | P: 03 8644 5500 | F: 03 9645 5393

#### Generated: 27/04/2019 14:01

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.



propertydata

## 1/104 Coventry Street, Southbank Vic 3006

#### GREG HOCKING HOLDSWORTH

Peter Zervas 03 8644 5500



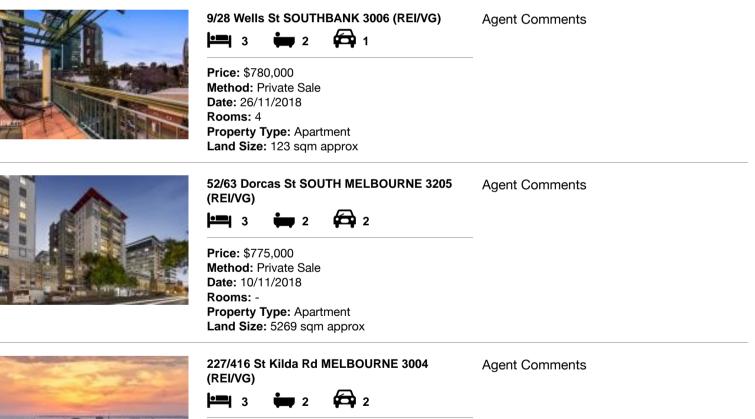


Rooms: Property Type: Apartment Agent Comments

0405 682 173 pzervas@greghocking.com.au **Indicative Selling Price** \$735,000

**Median Unit Price** Year ending March 2019: \$550,000

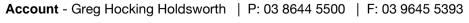
## **Comparable Properties**



Price: \$765,000

Method: Private Sale Date: 04/02/2019 Rooms: 4 Property Type: Apartment

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