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

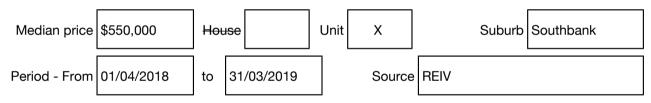
1/104 Coventry Street, Southbank Vic 3006

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

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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

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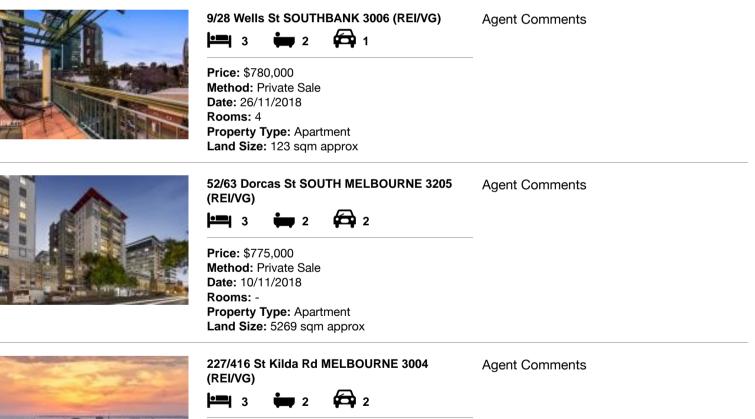


Rooms: Property Type: Apartment Agent Comments

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

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

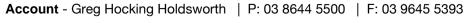
Comparable Properties



Price: \$765,000

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

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