

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

Median price

\$550,000

House

Unit

X

Suburb

Southbank

Period - From

01/04/2018

to

31/03/2019

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	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.



3 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



9/28 Wells St SOUTHBANK 3006 (REI/VG)

Agent Comments

3 2 1

Price: \$780,000

Method: Private Sale

Date: 26/11/2018

Rooms: 4

Property Type: Apartment

Land Size: 123 sqm approx



52/63 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

3 2 2

Price: \$775,000

Method: Private Sale

Date: 10/11/2018

Rooms: -

Property Type: Apartment

Land Size: 5269 sqm approx



227/416 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

3 2 2

Price: \$765,000

Method: Private Sale

Date: 04/02/2019

Rooms: 4

Property Type: Apartment