## 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

607/25 Coventry Street, Southbank Vic 3006

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$490,000		&		\$510,000			
Median sale pr	rice							
Median price	\$815,250	Pro	operty Type	Hou	se		Suburb	Southbank
Period - From	01/01/2023	to	31/12/2023		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.

Add	dress of comparable property	Price	Date of sale
1	1506/25 Coventry St SOUTHBANK 3006	\$603,000	20/11/2023
2	1316/25 Coventry St SOUTHBANK 3006	\$480,000	29/07/2023
3	707/25 Coventry St SOUTHBANK 3006	\$440,000	20/07/2023

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:

19/01/2024 12:23





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**Property Type:** Apartment Agent Comments

Indicative Selling Price \$490,000 - \$510,000 Median House Price Year ending December 2023: \$815,250

# **Comparable Properties**



1506/25 Coventry St SOUTHBANK 3006 (REI) Agent Comments



Price: \$603,000 Method: Private Sale Date: 20/11/2023 Property Type: Apartment



1316/25 Coventry St SOUTHBANK 3006 (REI/VG) Agent Comments

Agent Comments



Price: \$480,000 Method: Private Sale Date: 29/07/2023 Property Type: Apartment



707/25 Coventry St SOUTHBANK 3006 (REI/VG)



Price: \$440,000 Method: Private Sale Date: 20/07/2023 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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