

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 consumer.vic.gov.au/underquoting

Range between \$490,000 & \$510,000

Median sale price

Median price \$815,250 Property Type House Suburb Southbank

Period - From 01/01/2023 to 31/12/2023 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	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



1 Bed 1 Bath 1 Car

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

1 Bed 1 Bath 1 Car

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



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

1 Bed 1 Bath 1 Car

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



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

1 Bed 1 Bath - Car

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