

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 1302/65 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Range between \$370,000 & \$400,000

Median sale price

Median price \$565,000 Property Type Unit Suburb Southbank

Period - From 01/01/2021 to 31/03/2021 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	308/83 Queens Bridge St SOUTHBANK 3006	\$390,000	15/04/2021
2	305/18 Kavanagh St SOUTHBANK 3006	\$395,000	27/03/2021
3	804/151 City Rd SOUTHBANK 3006	\$400,000	26/03/2021

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: 24/06/2021 16:30



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$370,000 - \$400,000
Median Unit Price
March quarter 2021: \$565,000

Comparable Properties

308/83 Queens Bridge St SOUTHBANK 3006 (VG) Agent Comments

1 - -

Price: \$390,000
Method: Sale
Date: 15/04/2021
Property Type: Flat/Unit/Apartment (Res)



305/18 Kavanagh St SOUTHBANK 3006 (REI/VG) Agent Comments

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Price: \$395,000
Method: Sold Before Auction
Date: 27/03/2021
Property Type: Apartment

804/151 City Rd SOUTHBANK 3006 (VG) Agent Comments

1 - -

Price: \$400,000
Method: Sale
Date: 26/03/2021
Property Type: Strata Unit/Flat