

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

619/39 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Range between

\$480,000

&

\$495,000

Median sale price

Median price

\$563,944

Property Type

Unit

Suburb

Southbank

Period - From

01/04/2023

to

30/06/2023

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	2002/39 Coventry St SOUTHBANK 3006	\$510,000	13/06/2023
2	410/144 Clarendon St SOUTHBANK 3006	\$495,000	14/06/2023
3	5/7 Clowes St SOUTH YARRA 3141	\$485,000	17/08/2023

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:

25/08/2023 14:20

619/39 Coventry Street, Southbank Vic 3006

MRE

Alexander Wright

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Indicative Selling Price

\$480,000 - \$495,000

Median Unit Price

June quarter 2023: \$563,944



2 1 1

Property Type: Apartment

Land Size: 6 sqm approx

Agent Comments

Comparable Properties



2002/39 Coventry St SOUTHBANK 3006 (REI)

Agent Comments

2 1 1

Price: \$510,000

Method: Private Sale

Date: 13/06/2023

Property Type: Apartment

410/144 Clarendon St SOUTHBANK 3006 (REI)

Agent Comments

2 1 1

Price: \$495,000

Method: Private Sale

Date: 14/06/2023

Property Type: Apartment



5/7 Clowes St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$485,000

Method: Private Sale

Date: 17/08/2023

Property Type: Apartment

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



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