

David Skilton 03 9829 2911 0423 004998

Statement of Information

dskilton@melbournerealestate.com.au

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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	1109/39 Coventry Street, South Melbourne Vic 3205
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$365,000

Median sale price

Median price	\$582,500	Hou	se	Unit	Х		Suburb	South Melbourne
Period - From	01/07/2017	to	30/09/2017		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

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1	1505/325 Collins St MELBOURNE 3000	\$390,000	21/08/2017
2	1710/151 City Rd SOUTHBANK 3006	\$365,000	28/07/2017
3	345/173 City Rd SOUTHBANK 3006	\$345,000	08/08/2017

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.

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Price

Date of sale

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> Indicative Selling Price \$365,000 Median Unit Price September quarter 2017: \$582,500



Rooms:
Property Type:

Agent Comments

Comparable Properties



1505/325 Collins St MELBOURNE 3000 (REI/VG)

1 - 1

Price: \$390,000 Method: Private Sale Date: 21/08/2017

Rooms: 3

Property Type: Apartment

Agent Comments



1710/151 City Rd SOUTHBANK 3006 (REI/VG)

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Price: \$365,000 **Method:** Private Sale **Date:** 28/07/2017

Rooms: 2

Property Type: Apartment

Agent Comments



345/173 City Rd SOUTHBANK 3006 (REI/VG)

1

Price: \$345,000 Method: Private Sale Date: 08/08/2017 Rooms: 2

Property Type: Apartment **Land Size:** 59 sqm approx

Agent Comments

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