

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

412/39 COVENTRY STREET SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,000

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

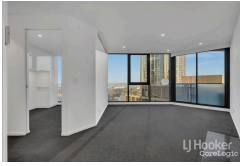
Date of sale

3812/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$485,000	30-Jun-24
8/161-173 STURT STREET SOUTHBANK VIC 3006	\$510,000	31-Oct-24
3105/45 CLARKE STREET SOUTHBANK VIC 3006	\$542,700	27-Jun-24

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 6 months.

This Statement of Information was prepared on: 10 December 2024



**3812/1-13 BALSTON STREET
SOUTHBANK VIC 3006**

2 1 -

Sold Price **\$485,000** Sold Date **30-Jun-24**

Distance **0.84km**



**8/161-173 STURT STREET
SOUTHBANK VIC 3006**

2 1 -

Sold Price ^{RS} **\$510,000** ^{UN} Sold Date **31-Oct-24**

Distance **0.28km**



**3105/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 1 -

Sold Price **\$542,700** Sold Date **27-Jun-24**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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