

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

1011/39 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Range between

\$525,000

&

\$545,000

Median sale price

Median price

\$585,888

Property Type

Unit

Suburb

Southbank

Period - From

01/07/2023

to

30/09/2023

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	308/60 Dorcas St SOUTHBANK 3006	\$515,000	09/11/2023
2	2002/39 Coventry St SOUTHBANK 3006	\$510,000	13/06/2023
3	511/39 Coventry St SOUTHBANK 3006	\$507,500	31/10/2023

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:

10/11/2023 14:53



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Property Type: Apartment/Unit
Agent Comments

Indicative Selling Price

\$525,000 - \$545,000

Median Unit Price

September quarter 2023: \$585,888

Comparable Properties



308/60 Dorcas St SOUTHBANK 3006 (REI)

Agent Comments

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Price: \$515,000

Method: Private Sale

Date: 09/11/2023

Property Type: Apartment



2002/39 Coventry St SOUTHBANK 3006 (REI)

Agent Comments

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Price: \$510,000

Method: Private Sale

Date: 13/06/2023

Property Type: Apartment



511/39 Coventry St SOUTHBANK 3006 (REI)

Agent Comments

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Price: \$507,500

Method: Private Sale

Date: 31/10/2023

Property Type: Apartment