

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

1814/39 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Range between \$340,000 & \$360,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Southbank

Period - From 16/08/2022 to 15/08/2023 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	805/8 Dorcas St SOUTHBANK 3006	\$360,000	12/05/2023
2	165/173 City Rd SOUTHBANK 3006	\$350,000	30/04/2023
3	3604/48 Balston St SOUTHBANK 3006	\$345,000	18/04/2023

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:

16/08/2023 10:23



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Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$340,000 - \$360,000

Median Unit Price

16/08/2022 - 15/08/2023: \$580,000

Comparable Properties



805/8 Dorcas St SOUTHBANK 3006 (REI/VG)

Agent Comments

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Price: \$360,000

Method: Private Sale

Date: 12/05/2023

Rooms: 3

Property Type: Apartment

Land Size: 1441 sqm approx



165/173 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

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Price: \$350,000

Method: Private Sale

Date: 30/04/2023

Property Type: Apartment

3604/48 Balston St SOUTHBANK 3006 (VG)

Agent Comments

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Price: \$345,000

Method: Sale

Date: 18/04/2023

Property Type: Flat/Unit/Apartment (Res)

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