

# 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 47/333 Coventry Street, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

### Median sale price

Median price \$632,500 Property Type Unit Suburb South Melbourne

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 | 43/1 Sandilands St SOUTH MELBOURNE 3205 | \$805,000 | 18/09/2023   |
| 2 | 1111/148 Wells St SOUTH MELBOURNE 3205  | \$790,000 | 03/06/2023   |
| 3 | 17/70 Albert Rd SOUTH MELBOURNE 3205    | \$750,000 | 27/06/2023   |

**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: 26/10/2023 09:17

47/333 Coventry Street, South Melbourne Vic 3205

WHITEFOX

Peter Zervas

9068 4850

0405 682 173

peterz@whitefoxrealestate.com.au

**Indicative Selling Price**

\$750,000 - \$800,000

**Median Unit Price**

September quarter 2023: \$632,500



2 1 2

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**43/1 Sandilands St SOUTH MELBOURNE 3205** Agent Comments  
(REI)

2 1 1

**Price:** \$805,000

**Method:** Private Sale

**Date:** 18/09/2023

**Property Type:** Apartment



**1111/148 Wells St SOUTH MELBOURNE 3205** Agent Comments  
(REI/VG)

2 2 1

**Price:** \$790,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** Apartment



**17/70 Albert Rd SOUTH MELBOURNE 3205** Agent Comments  
(REI/VG)

2 2 2

**Price:** \$750,000

**Method:** Private Sale

**Date:** 27/06/2023

**Property Type:** Unit

Account - Whitefox Real Estate | P: 96459699



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