

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 1109/39 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Single price \$355,000

Median sale price

Median price \$470,000

Property Type Unit

Suburb Southbank

Period - From 01/04/2019

to 30/06/2019

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	608/100 Exhibition St MELBOURNE 3000	\$350,000	15/05/2019
2	413/133 Jolimont Rd EAST MELBOURNE 3002	\$345,000	29/08/2019
3	1906/480 Collins St MELBOURNE 3000	\$340,000	26/03/2019

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:

16/09/2019 10:08



Rooms: 2
Property Type:
Agent Comments

Indicative Selling Price
\$355,000
Median Unit Price
June quarter 2019: \$470,000

Comparable Properties

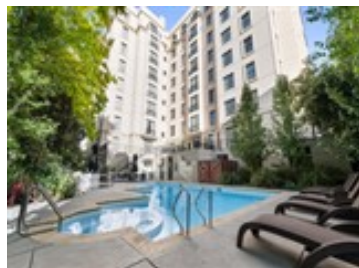


608/100 Exhibition St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 15/05/2019
Rooms: 3
Property Type: Apartment



413/133 Jolimont Rd EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$345,000
Method: Private Sale
Date: 29/08/2019
Rooms: 2
Property Type: Apartment



1906/480 Collins St MELBOURNE 3000 (VG)

Agent Comments



Price: \$340,000
Method: Sale
Date: 26/03/2019
Property Type: Strata Unit/Flat