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	461 Coventry Street, South Melbourne Vic 3205
postcode	
postodae	

Indicative selling price

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

Range between \$1,600,000	&	\$1,700,000
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Median sale price

Median price	\$1,565,000	Pro	perty Type	House		Suburb	South Melbourne
Period - From	01/10/2023	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	27 Richardson St ALBERT PARK 3206	\$1,685,000	23/09/2024
2	62 Hambleton St MIDDLE PARK 3206	\$1,820,000	07/09/2024
3	131 Napier St SOUTH MELBOURNE 3205	\$1,655,000	21/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/11/2024 10:37











Property Type: House **Agent Comments**

Indicative Selling Price \$1,600,000 - \$1,700,000 **Median House Price** Year ending September 2024: \$1,565,000

Comparable Properties



27 Richardson St ALBERT PARK 3206 (REI)

Price: \$1,685,000 Method: Private Sale Date: 23/09/2024 Property Type: House **Agent Comments**



62 Hambleton St MIDDLE PARK 3206 (REI/VG)





Agent Comments

Price: \$1,820,000 Method: Auction Sale Date: 07/09/2024

Property Type: House (Res) Land Size: 132 sqm approx



131 Napier St SOUTH MELBOURNE 3205 (REI/VG)



Price: \$1,655,000

Method: Sold Before Auction

Date: 21/06/2024

Property Type: House (Res) Land Size: 160 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393





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