

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

1214/39 Coventry St, Southbank VIC 3006

Indicative selling price

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

single price

\$297,000.00

or range between \$*

&

\$

Median sale price

Median price

\$ 395,000.00

Property type

Unit

Suburb

Southbank

Period - From

2020 Q1

to

2020 Q4

Source

REIV

Comparable property sales

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	1016/65 Coventry St, Southbank	\$ 300,000.00	24/03/2021
2	705E/42-48 Balston St, Southbank	\$ 365,000.00	16/03/2021
3	904/250 City Road, Southbank	\$ 315,000.00	22/02/2021

~~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:

31/03/2021