### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

	518/39 Coventry Street, Southbank Vic 3006
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$400,000

#### Median sale price

Median price	\$612,501	Hou	se	Unit	Х	Suburb	Southbank
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

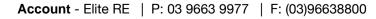
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	1406/109 Clarendon St SOUTHBANK 3006	\$400,000	23/06/2017
2	122/38 Kavanagh St SOUTHBANK 3006	\$395,000	01/06/2017
3	506/7 Katherine PI MELBOURNE 3000	\$390,000	24/05/2017

#### OR

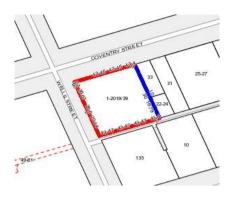
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Agent Comments

**Indicative Selling Price** \$400,000 **Median Unit Price** June quarter 2017: \$612,501

## Comparable Properties



1406/109 Clarendon St SOUTHBANK 3006

(REI)

**-** 2

Price: \$400,000 Method: Private Sale Date: 23/06/2017 Rooms: 3

Property Type: Apartment

**Agent Comments** 

Agent Comments



122/38 Kavanagh St SOUTHBANK 3006 (VG)

**-**2





Price: \$395,000 Method: Sale Date: 01/06/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



506/7 Katherine PI MELBOURNE 3000 (REI/VG) Agent Comments

**--** 2







Price: \$390,000 Method: Private Sale Date: 24/05/2017

Rooms: -

Property Type: Apartment

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800





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