

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

518/39 Coventry Street, Southbank Vic 3006

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

House

Unit

X

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.

	Address 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.~~

518/39 Coventry Street, Southbank Vic 3006



2 1 0

Rooms:
Property Type: Apartment
Agent Comments

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

Comparable Properties



1406/109 Clarendon St SOUTHBANK 3006 (REI)

Agent Comments

2 1 1

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



122/38 Kavanagh St SOUTHBANK 3006 (VG)

Agent Comments

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 1 -

Price: \$390,000
Method: Private Sale
Date: 24/05/2017
Rooms: -
Property Type: Apartment