

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 2/104 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Southbank

Period - From 01/10/2023 to 31/12/2023 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	508/181 Exhibition St MELBOURNE 3000	\$590,000	08/12/2023
2	107/183 City Rd SOUTHBANK 3006	\$588,000	14/12/2023
3	1911/70 Dorcas St SOUTHBANK 3006	\$540,000	18/12/2023

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:

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Indicative Selling Price

\$540,000 - \$590,000

Median Unit Price

December quarter 2023: \$620,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



508/181 Exhibition St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$590,000

Method: Sold Before Auction

Date: 08/12/2023

Property Type: Apartment

Land Size: 80 sqm approx



107/183 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$588,000

Method: Private Sale

Date: 14/12/2023

Property Type: Apartment



1911/70 Dorcas St SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$540,000

Method: Private Sale

Date: 18/12/2023

Property Type: Apartment

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067