

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

4/104 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Range between \$660,000 & \$699,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Southbank

Period - From 01/01/2024 to 31/03/2024 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	Price	Date of sale
1	7/116 Dodds St SOUTHBANK 3006	\$700,000	01/11/2023
2	6/28 Wells St SOUTHBANK 3006	\$690,000	23/11/2023
3	19/88 Wells St SOUTHBANK 3006	\$670,888	24/10/2023

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:

22/04/2024 09:32

4/104 Coventry Street, Southbank Vic 3006



 2  - 

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$660,000 - \$699,000

Median Unit Price

March quarter 2024: \$595,000

Comparable Properties



7/116 Dodds St SOUTHBANK 3006 (REI/VG)

Agent Comments

 2  1  1

Price: \$700,000

Method: Sold Before Auction

Date: 01/11/2023

Property Type: Apartment

6/28 Wells St SOUTHBANK 3006 (VG)

Agent Comments

 2  -  -

Price: \$690,000

Method: Sale

Date: 23/11/2023

Property Type: Flat/Unit/Apartment (Res)

19/88 Wells St SOUTHBANK 3006 (REI/VG)

Agent Comments

 2  1  1

Price: \$670,888

Method: Private Sale

Date: 24/10/2023

Property Type: Unit

Account - Jeena & Saacs Real Estate Pty Ltd | P: 0411 325 952



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