

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 413/65 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Range between \$300,000 & \$330,000

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	401/360 St Kilda Rd MELBOURNE 3004	\$327,000	22/03/2024
2	2107/283 City Rd SOUTHBANK 3006	\$310,000	06/04/2024
3	1307/283 City Rd SOUTHBANK 3006	\$307,500	17/04/2024

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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Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

March quarter 2024: \$595,000



Property Type: Apartment

Agent Comments

Comparable Properties



401/360 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$327,000

Method: Private Sale

Date: 22/03/2024

Property Type: Apartment



2107/283 City Rd SOUTHBANK 3006 (REI)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 06/04/2024

Property Type: Apartment



1307/283 City Rd SOUTHBANK 3006 (REI)

Agent Comments



Price: \$307,500

Method: Private Sale

Date: 17/04/2024

Property Type: Apartment

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