

# 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: 48/333 Coventry Street, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$820,000 & \$860,000

### Median sale price

Median price: \$625,000  
Property Type: Unit  
Suburb: South Melbourne  
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	47/333 Coventry St SOUTH MELBOURNE 3205	\$905,000	11/11/2023
2	49/333 Coventry St SOUTH MELBOURNE 3205	\$835,000	06/12/2023
3			

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: 19/03/2024 09:48

48/333 Coventry Street, South Melbourne Vic 3205

WHITEFOX

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**Indicative Selling Price**

\$820,000 - \$860,000

**Median Unit Price**

December quarter 2023: \$625,000



 2  1  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**47/333 Coventry St SOUTH MELBOURNE 3205** Agent Comments  
(REI/VG)

 2  1  2

**Price:** \$905,000

**Method:** Sold Before Auction

**Date:** 11/11/2023

**Property Type:** Apartment



**49/333 Coventry St SOUTH MELBOURNE 3205** Agent Comments  
(REI/VG)

 2  1  1

**Price:** \$835,000

**Method:** Private Sale

**Date:** 06/12/2023

**Property Type:** Apartment

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.

Account - Whitefox Real Estate | P: 96459699



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