

## 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

6/333 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

27/333 COVENTRY STREET SOUTH MELBOURNE VIC 3205	\$650,000	23-Jun-23
101/109-111 YORK STREET SOUTH MELBOURNE VIC 3205	\$620,000	05-Jul-23
119/85-87 MARKET STREET SOUTH MELBOURNE VIC 3205	\$600,000	06-Jul-23

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 6 months.~~

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**27/333 COVENTRY STREET SOUTH** Sold Price **\$650,000** Sold Date **23-Jun-23**  
**MELBOURNE VIC 3205**

 2  1  1

Distance **0km**



**101/109-111 YORK STREET SOUTH** Sold Price **\$620,000** Sold Date **05-Jul-23**  
**MELBOURNE VIC 3205**

 2  1  1

Distance **0.31km**



**119/85-87 MARKET STREET SOUTH** Sold Price **\$600,000** Sold Date **06-Jul-23**  
**MELBOURNE VIC 3205**

 2  1  1

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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