

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

717/39 COVENTRY STREET SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2023

to

29 Feb 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

1109/39 COVENTRY STREET SOUTHBANK VIC 3006	\$335,000	18-Oct-22
1407/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$357,500	10-Nov-23
1702/50 HAIG STREET SOUTHBANK VIC 3006	\$345,000	20-Nov-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.~~

This Statement of Information was prepared on: 14 March 2024



**1109/39 COVENTRY STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$335,000** Sold Date **18-Oct-22**

Distance **0km**



**1407/118 KAVANAGH STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$357,500** Sold Date **10-Nov-23**

Distance **0.77km**



**1702/50 HAIG STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$345,000** Sold Date **20-Nov-23**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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