

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

511/39 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

\$499,000

&

\$549,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2022

to

31 Aug 2023

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

2002/39 COVENTRY STREET SOUTHBANK VIC 3006	\$510,000	13-Jun-23
1205/52 PARK STREET SOUTH MELBOURNE VIC 3205	\$518,000	18-Aug-23
1305/52 PARK STREET SOUTH MELBOURNE VIC 3205	\$530,000	26-May-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: 18 September 2023



**2002/39 COVENTRY STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price ^{RS} **\$510,000** ^{UN} Sold Date **13-Jun-23**

Distance **0km**



**1205/52 PARK STREET SOUTH
MELBOURNE VIC 3205**

 2  1  1

Sold Price ^{RS} **\$518,000** Sold Date **18-Aug-23**

Distance **0.34km**



**1305/52 PARK STREET SOUTH
MELBOURNE VIC 3205**

 2  1  1

Sold Price **\$530,000** Sold Date **26-May-23**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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