



STATEMENT OF INFORMATION

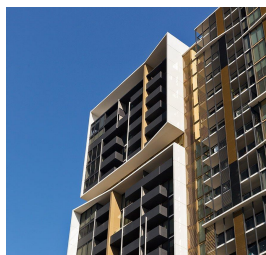
1506/39 COVENTRY STREET, SOUTHBANK, VIC 3006

PREPARED BY JUSTIN TANG, BRIGGS SHAW REAL ESTATE, PHONE: 0423367080



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1506/39 COVENTRY STREET,

2 2 1

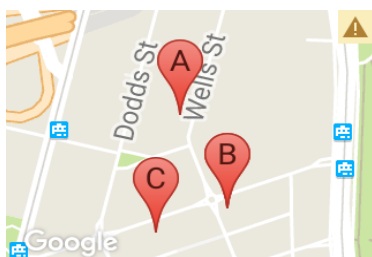
Indicative Selling Price

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

Price Range: \$650,000 to \$715,000

Provided by: Justin Tang, Briggs Shaw Real Estate

MEDIAN SALE PRICE



SOUTHBANK, VIC, 3006

Suburb Median Sale Price (Unit)

\$560,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



806/102 WELLS ST, SOUTHBANK, VIC 3006

2 2 1

Sale Price

\$670,000

Sale Date: 19/12/2017

Distance from Property: 184m



1006/39 COVENTRY ST, SOUTHBANK, VIC

2 2 1

Sale Price

\$657,800

Sale Date: 17/10/2017

Distance from Property: 0m



303/65 COVENTRY ST, SOUTHBANK, VIC 3006

2 2 1

Sale Price

\$720,000

Sale Date: 09/10/2017

Distance from Property: 124m



This report has been compiled on 22/03/2018 by Briggs Shaw Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1506/39 COVENTRY STREET, SOUTHBANK, VIC 3006

Indicative selling price

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

Price Range:

\$650,000 to \$715,000

Median sale price

Median price

\$560,000

House

Unit

X

Suburb

SOUTHBANK

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
806/102 WELLS ST, SOUTHBANK, VIC 3006	\$670,000	19/12/2017
1006/39 COVENTRY ST, SOUTHBANK, VIC 3006	\$657,800	17/10/2017
303/65 COVENTRY ST, SOUTHBANK, VIC 3006	\$720,000	09/10/2017