

STATEMENT OF INFORMATION

610/65 COVENTRY STREET, SOUTHBANK, VIC 3006

PREPARED BY KEYSTONE REAL ESTATE, 126A LORIMER STREET DOCKLANDS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980


610/65 COVENTRY STREET, SOUTHBANK,  2  2  1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingSingle Price: **\$610,000 to \$6**

MEDIAN SALE PRICE

**SOUTHBANK, VIC, 3006**

Suburb Median Sale Price (Unit)

\$580,000

01 April 2021 to 31 March 2022

Provided by: 

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.

**3304/283 CITY RD, SOUTHBANK, VIC 3006** 2  2  1

Sale Price

***\$610,000**

Sale Date: 07/06/2022

Distance from Property: 839m

**303/297 CLARENDON ST, SOUTH** 2  1  1

Sale Price

\$620,000

Sale Date: 18/05/2022

Distance from Property: 711m

**1601/163 CITY RD, SOUTHBANK, VIC 3006** 2  2  1

Sale Price

\$613,999

Sale Date: 09/04/2022

Distance from Property: 788m



This report has been compiled on 27/06/2022 by KEYSTONE REAL ESTATE. Property Data Solutions Pty Ltd 2022 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

610/65 COVENTRY STREET, SOUTHBANK, VIC 3006


Indicative selling price

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

Single Price: \$610,000 to \$6

Median sale price

Median price \$580,000 Property type Unit Suburb SOUTHBANK

Period 01 April 2021 to 31 March 2022 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
3304/283 CITY RD, SOUTHBANK, VIC 3006	*\$610,000	07/06/2022
303/297 CLARENDON ST, SOUTH MELBOURNE, VIC 3205	\$620,000	18/05/2022
1601/163 CITY RD, SOUTHBANK, VIC 3006	\$613,999	09/04/2022

This Statement of Information was prepared on: 27/06/2022