STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

405/274 Coventry Street, South Melbourne, VIC 3205

Indicative selling price

Single Price or Range between

$800,000 - $850,000

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

Median sale price

Median Price	Property Type	Suburb
$565,009	Unit	SOUTH MELBOURNE
Period From	**Period To**	**Source**
20/03/2019	16/09/2019	Core Logic

Comparable property sales

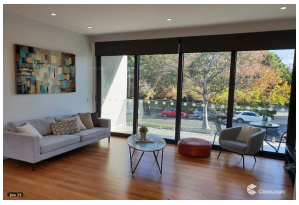
These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



1003/38 BANK STREET
SOUTH MELBOURNE

3 2 2

Price $888,000
Date of Sale 27/08/2019
Land 3830 sqm



101/333 FERRARS STREET
SOUTH MELBOURNE

2 2 1

Price $885,000
Date of Sale 03/07/2019
Land 446 sqm



7/4 GRAHAM STREET
PORT MELBOURNE

2 2 2

Price $890,000
Date of Sale 15/05/2019
Land 21700 sqm