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> **Indicative Selling Price** \$395,000 - \$420,000 **Median Unit Price** March quarter 2017: \$550,000





Rooms:

Property Type: Strata Unit/Flat

**Agent Comments** 

# Comparable Properties



715/152 Sturt St SOUTHBANK 3006 (REI)





Price: \$430,000 Method: Private Sale Date: 06/03/2017

Property Type: Apartment

**Agent Comments** 

- No car space
- Does not have parallel views of city



403/65 Coventry St SOUTHBANK 3006 (VG)





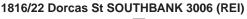


Price: \$405,000 Method: Sale Date: 03/02/2017

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 

- Low floor





Price: \$395,000 Method: Private Sale Date: 16/03/2017

Property Type: Apartment

Agent Comments

- No views

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Address	702/65 Coventry Street, Southbank Vic 3006
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$395,000	&	\$420,000
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#### Median sale price

Median price	\$550,000		Unit X	Su	burb Southbank
Period - From	01/01/2017	to	31/03/2017	Source	REIV

### **Comparable property sales**

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
715/152 Sturt St SOUTHBANK 3006	\$430,000	06/03/2017
403/65 Coventry St SOUTHBANK 3006	\$405,000	03/02/2017
1816/22 Dorcas St SOUTHBANK 3006	\$395,000	16/03/2017



