

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

36/333 COVENTRY STREET SOUTH MELBOURNE VIC 3205

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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,999

Property type

Unit

Suburb

South Melbourne

Period-from

01 Dec 2022

to

30 Nov 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

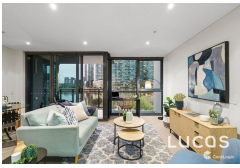
Date of sale

409/13 POINT PARK CRESCENT DOCKLANDS VIC 3008	540000	07-Oct-23
2107/50 LORIMER STREET DOCKLANDS VIC 3008	562000	13-Jun-23
109/1 ENCOUNTER WAY DOCKLANDS VIC 3008	535000	16-Nov-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: 01 December 2023



**409/13 POINT PARK CRESCENT
DOCKLANDS VIC 3008**

1 1 1

Sold Price **540000** Sold Date **07-Oct-23**

Distance **1.7km**



**2107/50 LORIMER STREET
DOCKLANDS VIC 3008**

1 1 1

Sold Price **562000** Sold Date **13-Jun-23**

Distance **1.22km**



**109/1 ENCOUNTER WAY
DOCKLANDS VIC 3008**

1 1 1

Sold Price ^{RS} **535000** Sold Date **16-Nov-23**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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