

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

41/38 Kavanagh Street Southbank VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$539,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2020

to

31 Aug 2021

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

71/38 Kavanagh Street Southbank VIC 3006	\$535,000	05-Aug-21
1805/163 City Road Southbank VIC 3006	\$550,000	13-Mar-21
2202/163 City Road Southbank VIC 3006	\$510,000	16-Jun-21

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: 06 September 2021