

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

3106/60 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

or range
between

\$398,000

&

\$437,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2023

to

29 Feb 2024

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

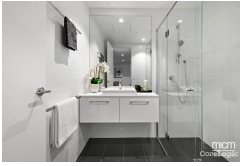
Date of sale

2506/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$400,000	15-Feb-23
3806/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$408,000	15-Feb-23
3906/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$420,000	29-Feb-24

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: 04 March 2024



**2506/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$400,000** Sold Date **15-Feb-23**

Distance **0km**

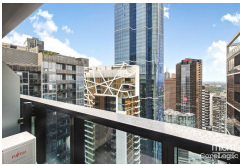


**3806/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$408,000** Sold Date **15-Feb-23**

Distance **0km**



**3906/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price ^{RS} **\$420,000** Sold Date **29-Feb-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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