



## 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

1204/12-16 Kavanagh Street, Southbank, 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$449,000.00

or range between

&

### Median sale price

Median price

\$586,000.00

Property type

Unit/Apartment

Suburb

SOUTHBANK

Period - From

Jul 2019

to

Sep 2019

Source

REIV

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3004/180 City Rd SOUTHBANK 3006	\$425,000.00	27/07/2019
3107/180 City Rd SOUTHBANK 3006	\$422,000.00	12/07/2019
2207/180 City Rd SOUTHBANK 3006	\$420,000.00	27/08/2019

This Statement of Information was prepared on: Monday 25th November 2019