

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

190/88 Kavanagh Street, Southbank Vic 3006

Indicative selling price

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

Range between

\$370,000

&

\$405,000

Median sale price

Median price

\$565,050

Property Type

Unit

Suburb

Southbank

Period - From

01/10/2020

to

30/09/2021

Source

REIV

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 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
1	1209/14 Kavanagh St SOUTHBANK 3006	\$400,000	13/08/2021
2	59/88 Kavanagh St SOUTHBANK 3006	\$385,000	28/05/2021
3	1208/14 Kavanagh St SOUTHBANK 3006	\$375,000	13/08/2021

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 six months.~~

This Statement of Information was prepared on:

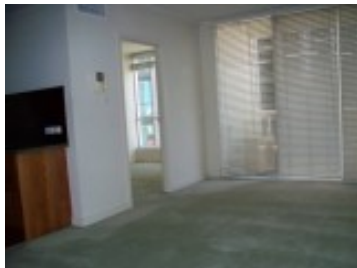
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Property Type: Apartment

Agent Comments

Comparable Properties



1209/14 Kavanagh St SOUTHBANK 3006 (VG)

Agent Comments



Price: \$400,000

Method: Sale

Date: 13/08/2021

Property Type: Flat/Unit/Apartment (Res)



59/88 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 28/05/2021

Property Type: Apartment



1208/14 Kavanagh St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 13/08/2021

Property Type: Apartment