



## 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

307/118 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

or range between

\$569,000.00

&

\$619,000.00

### Median sale price

Median price

\$532,700.00

Property type

Unit/Apartment

Suburb

SOUTHBANK

Period - From

Sep 2022

to

Aug 2023

Source

Corelogic

### 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 |
|---------------------------------------------|--------------|--------------|
| 905/118 KAVANAGH STREET SOUTHBANK VIC 3006  | \$600,000.00 | 2/08/2023    |
| 2708/118 KAVANAGH STREET SOUTHBANK VIC 3006 | \$615,000.00 | 25/05/2023   |
| 1509/151 CITY ROAD SOUTHBANK VIC 3006       | \$608,520.00 | 4/09/2023    |

This Statement of Information was prepared on:

Tuesday 12th September 2023