

# 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

712/26 Southgate Avenue, Southbank Vic 3006

### Indicative selling price

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

Single price

\$900,000

### Median sale price

Median price

\$563,944

Property Type

Unit

Suburb

Southbank

Period - From

01/04/2023

to

30/06/2023

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 | 1902/8 Kavanagh St SOUTHBANK 3006  | \$915,000 | 15/08/2023   |
| 2 | 20/22 Agnes St EAST MELBOURNE 3002 | \$906,000 | 29/07/2023   |
| 3 | 505/25 Coventry St SOUTHBANK 3006  | \$890,050 | 07/06/2023   |

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:

05/09/2023 16:07



Property Type:  
Agent Comments

Indicative Selling Price  
\$900,000

Median Unit Price  
June quarter 2023: \$563,944

## Comparable Properties



1902/8 Kavanagh St SOUTHBANK 3006 (REI) Agent Comments



Price: \$915,000  
Method: Private Sale  
Date: 15/08/2023  
Property Type: Apartment



20/22 Agnes St EAST MELBOURNE 3002 (REI) Agent Comments



Price: \$906,000  
Method: Auction Sale  
Date: 29/07/2023  
Property Type: Apartment

505/25 Coventry St SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$890,050  
Method: Private Sale  
Date: 07/06/2023  
Property Type: Unit