Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	34 Kavanagh Street, Southbank Vic 3006
Including suburb and	
postcode	

Indicative selling price

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

Tidings Setwoon	Range between	\$450,000	&	\$495,000
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Median sale price

Median price	\$600,000	Pro	perty Type Ur	iit		Suburb	Southbank
Period - From	04/11/2023	to	03/11/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	276/183 City Rd SOUTHBANK 3006	\$430,000	28/10/2024
2	505/118 Kavanagh St SOUTHBANK 3006	\$415,000	21/10/2024
3	1506/83 Queens Bridge St SOUTHBANK 3006	\$450,000	15/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/11/2024 18:30









Property Type: Strata Unit/Flat Land Size: 1756 sqm approx

Agent Comments

Indicative Selling Price \$450,000 - \$495,000 **Median Unit Price** 04/11/2023 - 03/11/2024: \$600,000

Comparable Properties



276/183 City Rd SOUTHBANK 3006 (REI)

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Price: \$430,000 Method: Private Sale Date: 28/10/2024

Property Type: Apartment

Agent Comments



505/118 Kavanagh St SOUTHBANK 3006 (REI) Agent Comments

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Price: \$415.000 Method: Private Sale Date: 21/10/2024

Property Type: Apartment

Agent Comments



1506/83 Queens Bridge St SOUTHBANK 3006

(REI)



Price: \$450,000

Method: Private Sale Date: 15/10/2024

Property Type: Apartment

Account - Matthew Iaco & Associates Pty Ltd | P: 03 9532 8845





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