

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

34 Kavanagh Street, Southbank Vic 3006

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Southbank

Period - From 04/11/2023 to 03/11/2024 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	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 comparable properties 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



 1
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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)

Agent Comments

 1
  1
  1

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



505/118 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments

 2
  1
  -

Price: \$415,000
Method: Private Sale
Date: 21/10/2024
Property Type: Apartment



1506/83 Queens Bridge St SOUTHBANK 3006 (REI)

Agent Comments

 1
  1
  1

Price: \$450,000
Method: Private Sale
Date: 15/10/2024
Property Type: Apartment

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