

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

3102/118 KAVANAGH STREET SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$648,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

704/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$650,000	11-Sep-23
3611/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$655,000	02-Aug-23
95/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$660,888	03-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 30 November 2023



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**704/118 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

^{RS} **\$650,000** Sold Date **11-Sep-23**

Distance **0km**



**3611/1-13 BALSTON STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

^{RS} **\$655,000** Sold Date **02-Aug-23**

Distance **0.05km**



**95/100 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

\$660,888 Sold Date **03-Jun-23**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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