

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address **406/100 Kavanagh Street SOUTHBANK VIC 3006**
Including suburb & postcode

Indicative selling price

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

Single price X or range between \$360,000 & \$390,000

Median sale price

Median price \$575,000 Property type Apartment Suburb SOUTHBANK
Period - From 01/04/20 to 31/03/21 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. 1803/118 Kavanagh Street	\$375,000	12/12/20
2. 206/100 Kavanagh Street	\$430,000	05/02/21
3. 256/100 Kavanagh Street	\$450,000	15/12/21

This Statement of Information was prepared on: 02/06/2021

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 806/283 City Road	\$375,000	03/02/21	46m2	1	1	0
5. 2104/63 Whiteman Street	\$370,000	22/10/21	52m2	1	1	0
6. 2203/118 Kavanagh Street	\$365,500	06/11/21	48m2	1	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$315 / \$1368.75 (Covid adj.)

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$777.00	\$578.00	\$3160.00	\$4515.00
Size	Year Built	Complex/Block	Facilities
54m2	2003	244 / 244	Heated indoor swimming pool, spa, sauna, gym, tennis court and BBQ terrace
Owners Corporation	Chattels		
MICM	All fixed floor coverings, electric light fittings & window furnishings		
Building	Sale Method	Terms	
Victoria Tower	Private Sale	10% Deposit - Settlement 30 Days	

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.