

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

23/83 WHITEMAN 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

\$409,000

&

\$449,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2023

to

31 Aug 2024

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

176/183 CITY ROAD SOUTHBANK VIC 3006	\$410,000	19-Aug-24
278A/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$443,250	01-Jul-24
149/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$416,888	03-Jul-24

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: 17 September 2024



**176/183 CITY ROAD SOUTHBANK
VIC 3006**

 1  1  1

Sold Price

^{RS} **\$410,000**

Sold Date **19-Aug-24**

Distance **0.58km**



**278A/100 KAVANAGH STREET
SOUTHBANK VIC 3006**

 1  1  1

Sold Price

\$443,250

Sold Date **01-Jul-24**

Distance **0.62km**



**149/88 KAVANAGH STREET
SOUTHBANK VIC 3006**

 1  1  1

Sold Price

\$416,888

Sold Date **03-Jul-24**

Distance **0.66km**

RS = Recent sale **UN** = Undisclosed Sale

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