

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

201/12-16 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

\$247,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,999

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2022

to

30 Jun 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

11-17 COHEN PLACE MELBOURNE VIC 3000	\$260,000	26-Jun-23
504/99 A'BECKETT STREET MELBOURNE VIC 3000	\$275,000	02-Jun-23
511/99 A'BECKETT STREET MELBOURNE VIC 3000	\$290,000	20-Apr-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: 31 July 2023

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**11-17 COHEN PLACE MELBOURNE
VIC 3000**

 1  1  1

Sold Price **\$260,000** Sold Date **26-Jun-23**

Distance **1.31km**



**504/99 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$275,000** Sold Date **02-Jun-23**

Distance **1.54km**



**511/99 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$290,000** Sold Date **20-Apr-23**

Distance **1.54km**

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

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