



## 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 1206/60 Kavanagh Street, Southbank, 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$390,000.00 & \$429,000.00

### Median sale price

Median price \$560,000.00 Property type Unit/Apartment Suburb SOUTHBANK  
Period - From Jul 2021 to Jun 2022 Source REIV

### Comparable property sales

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
2009/60 Abeckett St MELBOURNE 3000	\$425,000.00	30/07/2022
3710/1 Freshwater PI SOUTHBANK 3006	\$410,000.00	1/08/2022
1902/100 Harbour Esp DOCKLANDS 3008	\$396,000.00	24/08/2022

This Statement of Information was prepared on: Wednesday 31st August 2022