

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

88/38 Kavanagh Street, Southbank Vic 3006

Indicative selling price

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

Single price

\$498,000

Median sale price

Median price

\$582,500

Property Type

Unit

Suburb

Southbank

Period - From

01/10/2019

to

31/12/2019

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 | 301/88 Kavanagh St SOUTHBANK 3006 | \$525,000 | 12/10/2019 |
| 2 | 1202/118 Kavanagh St SOUTHBANK 3006 | \$520,000 | 06/12/2019 |
| 3 | 2903/180 City Rd SOUTHBANK 3006 | \$488,000 | 06/12/2019 |

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 six months.~~

This Statement of Information was prepared on:

24/03/2020 09:33



2
 1
 1

Property Type: Apartment

Land Size: 70 sqm approx

Agent Comments

Indicative Selling Price

\$498,000

Median Unit Price

December quarter 2019: \$582,500

Comparable Properties



301/88 Kavanagh St SOUTHBANK 3006 (REI/VG)

Agent Comments

2
 1
 1

Price: \$525,000

Method: Auction Sale

Date: 12/10/2019

Property Type: Apartment

1202/118 Kavanagh St SOUTHBANK 3006 (VG) Agent Comments

2
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Price: \$520,000

Method: Sale

Date: 06/12/2019

Property Type: Strata Unit/Flat



2903/180 City Rd SOUTHBANK 3006 (REI/VG) Agent Comments

2
 1
 1

Price: \$488,000

Method: Private Sale

Date: 06/12/2019

Property Type: Apartment