

## 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

18/93-119 KAVANAGH STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$780,300

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2023

to

31 Jan 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

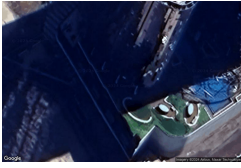
Date of sale

3001/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$759,300	21-Aug-23
507/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$560,000	09-Feb-24
3301/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$528,000	27-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: 21 February 2024



**3001/11 BALE CIRCUIT  
SOUTHBANK VIC 3006**

 2  2  -

Sold Price **\$759,300** Sold Date **21-Aug-23**

Distance **0.07km**



**507/118 KAVANAGH STREET  
SOUTHBANK VIC 3006**

 2  2  -

Sold Price <sup>RS</sup> **\$560,000** Sold Date **09-Feb-24**

Distance **0.08km**



**3301/118 KAVANAGH STREET  
SOUTHBANK VIC 3006**

 2  2  -

Sold Price **\$528,000** Sold Date **27-Apr-23**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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