

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

4102W/93-119 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

\$814,300

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

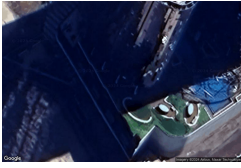
Date of sale

3001/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$759,300	21-Aug-23
4501/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$835,100	25-Jul-23
507/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$560,000	09-Feb-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: 21 February 2024

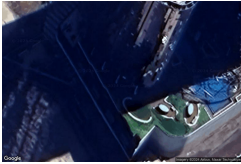


**3001/11 BALE CIRCUIT
SOUTHBANK VIC 3006**

 2  2  -

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

Distance **0.07km**



**4501/11 BALE CIRCUIT
SOUTHBANK VIC 3006**

 2  2  -

Sold Price **\$835,100** Sold Date **25-Jul-23**

Distance **0.07km**



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

 2  2  -

Sold Price ^{RS} **\$560,000** Sold Date **09-Feb-24**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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