

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

118/38 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2024

to

31 Jan 2025

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

113/38 KAVANAGH STREET SOUTHBANK VIC 3006	\$545,000	09-Jan-25
12/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$510,000	05-Sep-24
158/38 KAVANAGH STREET SOUTHBANK VIC 3006	\$548,000	22-Nov-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: 25 February 2025



**113/38 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$545,000** Sold Date **09-Jan-25**

Distance **0km**



**12/100 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$510,000** Sold Date **05-Sep-24**

Distance **0.21km**



**158/38 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$548,000** Sold Date **22-Nov-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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