

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

1009/60 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

\$688,000

or range
between

&

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

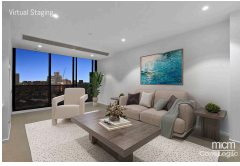
2013/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$684,999	05-Dec-24
2213/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$700,000	17-Dec-24
3813/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$730,000	20-Sep-24

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: 12 February 2025

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**2013/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$684,999** Sold Date **05-Dec-24**

Distance **0km**

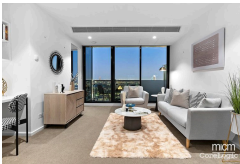


**2213/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$700,000** Sold Date **17-Dec-24**

Distance **0km**



**3813/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$730,000** Sold Date **20-Sep-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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