

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

1203/60 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

or range
between

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2023

to

30 Apr 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

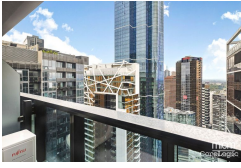
Date of sale

3906/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$420,000	27-Feb-24
4203/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$460,000	03-Apr-23
4206/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$430,000	11-Jul-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: 31 May 2024



**3906/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$420,000** Sold Date **27-Feb-24**

Distance **0km**

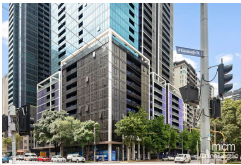


**4203/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$460,000** Sold Date **03-Apr-23**

Distance **0km**



**4206/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$430,000** Sold Date **11-Jul-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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