



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

401/118 Kavanagh Street, Southbank, 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$399,000.00

&

\$438,000.00

Median sale price

Median price

\$529,000.00

Property type

Unit/Apartment

Suburb

SOUTHBANK

Period - From

Oct 2023

to

Sep 2022

Source

Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
4509/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$435,000.00	17/07/2023
703/42-48 BALSTON STREET SOUTHBANK VIC 3006	\$435,000.00	6/06/2023
1302/42-48 BALSTON STREET SOUTHBANK VIC 3006	\$438,000.00	30/06/2023

This Statement of Information was prepared on: Monday 23rd October 2023