## 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

2802/118 Kavanagh Street, Southbank Vic 3006

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$600,000		&		\$650,000					
Median sale pi	rice									
Median price	\$590,888	Pro	operty Type	Unit			Suburb	Southbank		
Period - From	18/12/2022	to	17/12/2023		So	urce	REIV			

### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3304/60 Kavanagh St SOUTHBANK 3006	\$650,000	14/10/2023
2	1805/118 Kavanagh St SOUTHBANK 3006	\$632,888	06/10/2023
3	2901/118 Kavanagh St SOUTHBANK 3006	\$620,000	21/07/2023

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 six months.

This Statement of Information was prepared on:

18/12/2023 10:19









Property Type: Apartment Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median Unit Price 18/12/2022 - 17/12/2023: \$590,888

# **Comparable Properties**



3304/60 Kavanagh St SOUTHBANK 3006 (REI) Agent Comments



Price: \$650,000 Method: Private Sale Date: 14/10/2023 Property Type: Apartment



1805/118 Kavanagh St SOUTHBANK 3006 (REI) Agent Comments



Price: \$632,888 Method: Private Sale Date: 06/10/2023 Property Type: Apartment



2901/118 Kavanagh St SOUTHBANK 3006 (REI/VG)

Agent Comments

Price: \$620,000 Method: Private Sale Date: 21/07/2023 Property Type: Apartment

#### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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