

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 122/38 Kavanagh Street, Southbank Vic 3006

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Southbank

Period - From 01/04/2024 to 30/06/2024 Source 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.

	Address of comparable property	Price	Date of sale
1	78/100 Kavanagh St SOUTHBANK 3006	\$443,250	01/07/2024
2	2503/283 City Rd SOUTHBANK 3006	\$450,000	14/05/2024
3	1205/8 Dorcas St SOUTHBANK 3006	\$440,000	07/05/2024

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: 05/08/2024 11:14

122/38 Kavanagh Street, Southbank Vic 3006



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$420,000 - \$450,000
Median Unit Price
June quarter 2024: \$580,000

Comparable Properties



78/100 Kavanagh St SOUTHBANK 3006 (REI) Agent Comments



Price: \$443,250
Method: Private Sale
Date: 01/07/2024
Property Type: Apartment

2503/283 City Rd SOUTHBANK 3006 (VG) Agent Comments



Price: \$450,000
Method: Sale
Date: 14/05/2024
Property Type: Flat/Unit/Apartment (Res)



1205/8 Dorcas St SOUTHBANK 3006 (REI/VG) Agent Comments



Price: \$440,000
Method: Private Sale
Date: 07/05/2024
Property Type: Apartment

Account - Jeena & Saacs Real Estate Pty Ltd | P: 0411 325 952



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