

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

109/22 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

\$290,000

&

\$309,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2022

to

31 Oct 2023

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

1104/50 HAIG STREET SOUTHBANK VIC 3006	\$310,000	04-Nov-23
905/250 CITY ROAD SOUTHBANK VIC 3006	\$303,000	30-May-23
902/250 CITY ROAD SOUTHBANK VIC 3006	\$310,000	16-Jun-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: 29 November 2023



**1104/50 HAIG STREET
SOUTHBANK VIC 3006**

 1  1  -

Sold Price

^{RS}

\$310,000

Sold Date

04-Nov-23

Distance

0.89km



**905/250 CITY ROAD SOUTHBANK
VIC 3006**

 1  1  -

Sold Price

\$303,000

Sold Date

30-May-23

Distance

0.63km



**902/250 CITY ROAD SOUTHBANK
VIC 3006**

 1  1  -

Sold Price

\$310,000

Sold Date

16-Jun-23

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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