



## 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 115/38 Kavanagh Street, Southbank, 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$499,000.00 & \$529,000.00

### Median sale price

Median price \$555,000.00 Property type Unit/Apartment Suburb SOUTHBANK  
Period - From Aug 2021 to Jul 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
2806/135 CITY ROAD SOUTHBANK VIC 3006	\$510,000.00	4/04/2022
3508/151 CITY ROAD SOUTHBANK VIC 3006	\$520,000.00	12/05/2022
7049/63 WHITEMAN STREET SOUTHBANK VIC 3006	\$513,000.00	26/05/2022

This Statement of Information was prepared on: Friday 26th August 2022