

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

18/88 Southbank Boulevard, Southbank Vic 3006

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$579,888

House

Unit

X

Suburb

Southbank

Period - From

01/01/2017

to

31/12/2017

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	2201/12-16 Kavanagh St SOUTHBANK	\$700,000	21/10/2017
2	5/86 Kavanagh St SOUTHBANK 3006	\$655,000	17/02/2018
3	2703/63 Whiteman St SOUTHBANK 3006	\$623,000	20/11/2017

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.

18/88 Southbank Boulevard, Southbank Vic 3006



 3  2  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
Year ending December 2017: \$579,888

Comparable Properties



2201/12-16 Kavanagh St SOUTHBANK (REI)

Agent Comments

 3  2  2

Price: \$700,000
Method: Private Sale
Date: 21/10/2017
Rooms: 5
Property Type: Apartment



5/86 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments

 3  2  1

Price: \$655,000
Method: Auction Sale
Date: 17/02/2018
Rooms: -
Property Type: Apartment



2703/63 Whiteman St SOUTHBANK 3006 (REI/VG)

Agent Comments

 3  2  1

Price: \$623,000
Method: Private Sale
Date: 20/11/2017
Rooms: 4
Property Type: Apartment
Land Size: 95 sqm approx