

# 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

169/100 Kavanagh Street, Southbank Vic 3006

### Indicative selling price

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

Single price \$655,000

### Median sale price

Median price \$620,000

Property Type Unit

Suburb Southbank

Period - From 01/10/2023

to 31/12/2023

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	1702/393 Spencer St WEST MELBOURNE 3003	\$655,000	25/10/2023
2	904E/888 Collins St DOCKLANDS 3008	\$655,000	20/12/2023
3	1604/38 Albert Rd SOUTH MELBOURNE 3205	\$655,000	18/12/2023

**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:

15/02/2024 17:15



 1  
  -  
 

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
 \$655,000

**Median Unit Price**  
 December quarter 2023: \$620,000

## Comparable Properties



**1702/393 Spencer St WEST MELBOURNE 3003** **Agent Comments**  
 (REI/VG)

 2  
  2  
  1

**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 25/10/2023  
**Property Type:** Apartment

**904E/888 Collins St DOCKLANDS 3008** **Agent Comments**  
 (REI/VG)

 2  
  2  
  1

**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 20/12/2023  
**Property Type:** Apartment



**1604/38 Albert Rd SOUTH MELBOURNE 3205** **Agent Comments**  
 (REI)

 2  
  2  
  1

**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 18/12/2023  
**Property Type:** Apartment

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