

# Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

### Address

Including suburb and postcode

50/38 Kavanagh Street Southbank, 3006

## Indicative selling price

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

Range between \$320,000.00 & \$350,000.00

## Median sale price

Median price \$587,000.00 Property Type NOT PROVIDED Suburb SOUTHBANK

Period - From 01-Mar-2021 to 28-Feb-2022 Source realestate.com.au

## 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
1	1709/241 City Road, Southbank, Vic 3006	\$428,888.00	04-Mar-2022
2	2903/109 Clarendon Street, Southbank, Vic 3006	\$380,000.00	22-Feb-2022
3	2103/33 Clarke Street, Southbank, Vic 3006	\$435,000.00	10-Feb-2022

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