



## 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 3608/118 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 \$610,000.00 & \$660,000.00

### Median sale price

Median price \$595,000.00 Property type Unit/Apartment Suburb SOUTHBANK  
Period - From Jan 2024 to Mar 2024 Source REIV

### 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
2508/60 Kavanagh St SOUTHBANK 3006	\$660,000.00	14/05/2024
3510/118 Kavanagh St SOUTHBANK 3006	\$642,000.00	8/02/2024
3302/1 Balston St SOUTHBANK 3006	\$660,000.00	20/03/2024

This Statement of Information was prepared on: Monday 24th June 2024