

## 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

2501/118 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Southbank

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

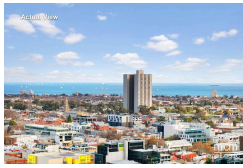
Date of sale

2702/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$630,888	17-Jul-24
1506/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$620,000	15-Jun-23
2706/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$620,000	22-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 22 October 2024



**2702/118 KAVANAGH STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$630,888** Sold Date **17-Jul-24**

Distance **0km**

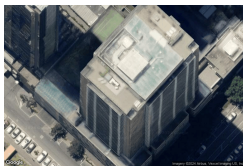


**1506/118 KAVANAGH STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$620,000** Sold Date **15-Jun-23**

Distance **0km**



**2706/118 KAVANAGH STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price Sold Date **22-Aug-24**

Distance **0km**



**2506/118 KAVANAGH STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$618,088** Sold Date **10-May-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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