

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

1/92C KAVANAGH STREET SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,499

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2021

to

31 Mar 2022

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

1404/109-117 CLARENDON STREET SOUTHBANK VIC 3006	\$475,000	24-Mar-22
1102/31 CITY ROAD SOUTHBANK VIC 3006	\$470,000	12-Jan-22
86/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$519,000	14-Dec-21

OR

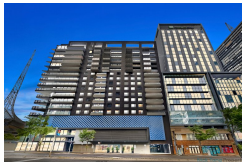
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 19 April 2022


**1404/109-117 CLARENDON STREET
SOUTHBANK VIC 3006**

Sold Price

^{RS} **\$475,000** Sold Date **24-Mar-22**
 2  1  1

 Distance **0.51km**

**1102/31 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$470,000 Sold Date **12-Jan-22**
 2  1  1

 Distance **0.48km**

**86/88 KAVANAGH STREET
SOUTHBANK VIC 3006**

Sold Price

\$519,000 Sold Date **14-Dec-21**
 2  1  1

 Distance **-**
RS = Recent sale

UN = Undisclosed Sale

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