



## 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

1605/60 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

\$449,000.00

&

\$493,000.00

### Median sale price

Median price

\$609,500.00

Property type

Unit/Apartment

Suburb

SOUTHBANK

Period - From

May 2023

to

May 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

1010/628 Flinders St DOCKLANDS 3008	\$490,000.00	20/03/2024
105/565 Flinders St MELBOURNE 3000	\$485,000.00	20/03/2024
2308/151 CITY ROAD SOUTHBANK VIC 3006	\$480,888.00	3/02/2024

This Statement of Information was prepared on:

Thursday 23rd May 2024