

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

1807/14 Kavanagh Street, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$575,000

 &

\$625,000

Median sale price

Median price

\$590,000

 Property Type

Unit

 Suburb

Southbank

Period - From

01/10/2023

 to

30/09/2024

 Source

REIV

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 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	2706/118 Kavanagh St SOUTHBANK 3006	\$620,000	22/08/2024
2	62/88 Kavanagh St SOUTHBANK 3006	\$610,000	21/05/2024
3	62/88 Kavanagh St SOUTHBANK 3006	\$618,088	21/05/2024

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 six months.~~

This Statement of Information was prepared on:

17/10/2024 15:49



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Rooms: 3
Property Type: Unit
Agent Comments

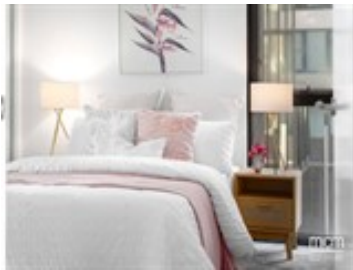
Indicative Selling Price
\$575,000 - \$625,000
Median Unit Price
Year ending September 2024: \$590,000

Comparable Properties

2706/118 Kavanagh St SOUTHBANK 3006 (VG) **Agent Comments**

 2  -  -

Price: \$620,000
Method: Sale
Date: 22/08/2024
Property Type: Flat/Unit/Apartment (Res)



62/88 Kavanagh St SOUTHBANK 3006 (VG) **Agent Comments**

 2  -  -

Price: \$610,000
Method: Sale
Date: 21/05/2024
Property Type: Flat/Unit/Apartment (Res)



62/88 Kavanagh St SOUTHBANK 3006 (REI) **Agent Comments**

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Price: \$618,088
Method: Private Sale
Date: 21/05/2024
Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504