

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Sections 47AF of the Estate Agents Act 1980

Address
Including suburb & postcode 281/88 Kavanagh Street, Southbank VIC 3006

Indicative selling price

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

Single price \$579,000 or range between X & X

Median sale price

Median price \$560,000 Property type Apartment Suburb Southbank

Period - from 01/10/22 to 30/09/23 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	Sale Date	Size	Bed	Bath	Car
1. 226/88 Kavanagh Street	\$570,000	20/03/24	68m2	2	1	1
2. 117/88 Kavanagh Street	\$650,000	15/03/24	89m2	2	1	1
3. 206/88 Southbank Blvd	\$600,000	04/03/24	72m2	2	1	1

This Statement of Information was prepared on: 17/05/24

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 198/83 Whiteman Street	\$650,000	31/01/24	78m2	2	1	1
5. 409/118 Kavanagh Street	\$590,000	08/02/24	76.1m2	2	1	1
6. 1906/163 City Road	\$580,888	28/02/24	74m2	2	1	1

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	\$650-\$675pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,215.53	\$666.40	\$6,083.28	\$7,965.21

Size	Year Built	# In Complex/Block	Facilities
68m2	2003	276	Tennis Court, BBQ Terrace, indoor heated pool & gym

Owners Corporation	Chattels
MICM - 9697 8888	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
The Sentinel	Private Sale	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.