



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

10/100 Kavanagh Street, Southbank, 3006

Indicative selling price

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

Single price

or range between

\$425,000.00

&

\$465,000.00

Median sale price

Median price

\$536,000.00

Property type

Unit/Apartment

Suburb

SOUTHBANK

Period - From

Apr 2023

to

Mar 2024

Source

CoreLogic

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

195/416A ST KILDA ROAD MELBOURNE VIC 3004	\$460,000.00	3/04/2024
2804/180 CITY ROAD SOUTHBANK VIC 3006	\$433,188.00	15/03/2024
1505/58 CLARKE STREET SOUTHBANK VIC 3006	\$450,000.00	23/01/2024

This Statement of Information was prepared on:

Thursday 11th April 2024