

# 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 **1902/60 Kavanagh Street, Southbank, VIC 3006**

### Indicative selling price

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

Range between **\$650,000** & **\$698,000**

### Median sale price

Median price **\$628,000** Property type **Unit** Suburb **Southbank**

Period - From **01/07/2024** to **30/09/2024** Source **REIV**

### Comparable property sales

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. 3813/60 Kavanagh Street Southbank VIC 3006	\$730,000	01/10/2024
2. 3810/60 Kavanagh Street Southbank VIC 3006	\$690,000	12/09/2024
3. 3104/60 Southbank Boulevard Southbank VIC 3006	\$662,000	05/06/2024

This Statement of Information was prepared on: **23/10/2024**