

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

228/22 Kavanagh Street, Southbank Vic 3006

Indicative selling price

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

Range between

\$780,000

&

\$830,000

Median sale price

Median price

\$556,000

Property Type

Unit

Suburb

Southbank

Period - From

01/01/2022

to

31/12/2022

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	116/632 St Kilda Rd MELBOURNE 3004	\$795,000	03/11/2022
2	260/173 City Rd SOUTHBANK 3006	\$865,000	24/09/2022
3	3/148 Wells St SOUTH MELBOURNE 3205	\$800,000	26/09/2022

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:

02/02/2023 13:38



3 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$780,000 - \$830,000

Median Unit Price

Year ending December 2022: \$556,000

Comparable Properties

116/632 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

3 2 1

Price: \$795,000

Method:

Date: 03/11/2022

Property Type: Apartment



260/173 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

3 2 2

similar sizing, but two car parks

Price: \$865,000

Method: Private Sale

Date: 24/09/2022

Property Type: Apartment



3/148 Wells St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

3 1 1

1bath but a bit larger, and own entrance

Price: \$800,000

Method: Private Sale

Date: 26/09/2022

Property Type: Apartment

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822