

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

313/88 KAVANAGH STREET SOUTHBANK VIC 3006

Indicative selling price

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

Single Price

or range
between

\$625,000

&

\$669,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,700

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

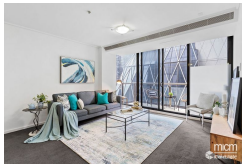
Date of sale

149/173 CITY ROAD SOUTHBANK VIC 3006	\$632,500	22-Aug-23
95/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$660,888	06-Jun-23
147/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$640,000	22-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 30 August 2023



**149/173 CITY ROAD SOUTHBANK
VIC 3006**

 2  2  1

Sold Price

^{RS}

\$632,500

Sold Date

22-Aug-23

Distance

0.05km



**95/100 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

^{RS}

\$660,888

Sold Date

06-Jun-23

Distance

0.06km



**147/100 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

\$640,000

Sold Date

22-Mar-23

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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