



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 222/22 Kavanagh Street, Southbank, 3006

Indicative selling price

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

Single price or range between \$830,000.00 & \$900,000.00

Median sale price

Median price \$569,000.00 Property type Unit/Apartment Suburb SOUTHBANK
Period - From Jan 2022 to Dec 2022 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
3806/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$850,000.00	3/08/2022
3501/483 SWANSTON STREET MELBOURNE VIC 3000	\$800,000.00	15/12/2022
5509/560 LONSDALE STREET MELBOURNE VIC 3000	\$780,000.00	1/10/2022

This Statement of Information was prepared on: Tuesday 10th January 2023