

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

61/100 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

\$860,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$544,999

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2021

to

31 May 2022

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

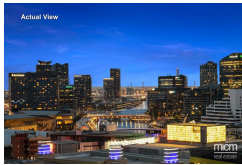
200/183 CITY ROAD SOUTHBANK VIC 3006	\$850,000	08-Mar-22
330/173 CITY ROAD SOUTHBANK VIC 3006	\$915,000	16-Jan-22
330A/173 CITY ROAD SOUTHBANK VIC 3006	\$915,000	16-Jan-22

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 June 2022

Patricia Destito
P 03 9696 8869
M 03 9696 8869
E trishd@melcorp.com.au



**200/183 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$850,000

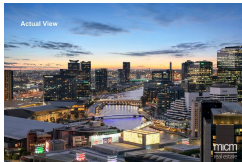
Sold Date

08-Mar-22

3 2 2

Distance

0.05km



**330/173 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$915,000

Sold Date

16-Jan-22

3 2 2

Distance

0.06km



**330A/173 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

Sold Date

16-Jan-22

3 2 2

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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