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	3103/118 Kavanagh Street, Southbank Vic 3006
Including suburb and	
postcode	

Indicative selling price

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

Single price \$385,000

Median sale price

Median price	\$570,000	Pro	perty Type U	nit		Suburb	Southbank
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	4502/11 Bale Cirt SOUTHBANK 3006	\$400,000	13/11/2024
2	1409/1 Balston St SOUTHBANK 3006	\$375,000	11/10/2024
3	1204/1 Balston St SOUTHBANK 3006	\$384,000	18/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

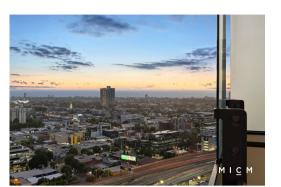
This Statement of Information was prepared on:	14/02/2025 10:20





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Indicative Selling Price \$385,000 **Median Unit Price** Year ending December 2024: \$570,000





Comparable Properties



4502/11 Bale Cirt SOUTHBANK 3006 (REI/VG)

Price: \$400,000 Method: Private Sale Date: 13/11/2024

Property Type: Apartment

Agent Comments



1409/1 Balston St SOUTHBANK 3006 (REI/VG)

Price: \$375,000 Method: Private Sale Date: 11/10/2024

Property Type: Apartment

Agent Comments



1204/1 Balston St SOUTHBANK 3006 (REI/VG)

Price: \$384,000 Method: Private Sale Date: 18/09/2024

Property Type: Apartment

Agent Comments

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





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