

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

3103/118 Kavanagh Street, Southbank Vic 3006

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

Property Type

Unit

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	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 comparable properties 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



Property Type:
Agent Comments

Comparable Properties



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

Agent Comments



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



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

Agent Comments



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



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

Agent Comments



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