## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Address Including suburb and postcode

18/93-119 KAVANAGH STREET SOUTHBANK VIC 3006

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

Single Price	\$1,247,400	<del>or range</del> <del>between</del>		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$530,000	Prop	erty type Unit		Suburb	Southbank	
Period-from	01 Feb 2023	to	31 Jan 2	2024	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
1200/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$840,000	06-Oct-23
3011/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$925,000	06-Nov-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: 21 February 2024





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1200/118 KAVANAGH STREET SOUTHBANK VIC 3006

**□** 3 **□** 2 **□** 1

Sold Price

**\$840,000** Sold Date **06-Oct-23** 

Distance 0.08km



3011/60 KAVANAGH STREET SOUTHBANK VIC 3006

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Sold Price

**\$925,000** Sold Date **06-Nov-23** 

Distance

0.17km

RS = Recent sale

**UN** = Undisclosed Sale

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