

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 1801/12 Kavanagh Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$622,750

House

Unit

X

Suburb

South Melbourne

Period - From 01/04/2018

to

31/03/2019

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	2809/350 William St MELBOURNE 3000	\$640,000	26/06/2019
2	2105/109 Clarendon St SOUTHBANK 3006	\$600,000	02/07/2019
3	2001/25-33 Wills St MELBOURNE 3000	\$590,000	21/06/2019

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
Year ending March 2019: \$622,750

Comparable Properties



2809/350 William St MELBOURNE 3000 (REI) Agent Comments



Price: \$640,000
Method: Private Sale
Date: 26/06/2019
Rooms: 5
Property Type: Apartment



2105/109 Clarendon St SOUTHBANK 3006 (REI) Agent Comments



Price: \$600,000
Method: Private Sale
Date: 02/07/2019
Rooms: 3
Property Type: Apartment
Land Size: 83 sqm approx



2001/25-33 Wills St MELBOURNE 3000 (REI) Agent Comments



Price: \$590,000
Method: Private Sale
Date: 21/06/2019
Rooms: 3
Property Type: Apartment