

## 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

1807/8-10 KAVANAGH STREET SOUTHBANK VIC 3006

### Indicative selling price

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

Single Price

or range  
between

\$1,090,000

&

\$1,199,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2023

to

31 Jul 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

1006/8-10 KAVANAGH STREET SOUTHBANK VIC 3006	\$1,060,000	14-May-24
3908/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$1,400,000	09-Jul-24
604/70 LORIMER STREET DOCKLANDS VIC 3008	\$1,100,000	10-Feb-24

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: 16 August 2024



**1006/8-10 KAVANAGH STREET  
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$1,060,000** Sold Date **14-May-24**

Distance **0.02km**



**3908/7 RIVERSIDE QUAY  
SOUTHBANK VIC 3006**

2 2 2

Sold Price <sup>RS</sup> **\$1,400,000** Sold Date **09-Jul-24**

Distance **0.19km**



**604/70 LORIMER STREET  
DOCKLANDS VIC 3008**

2 2 2

Sold Price **\$1,100,000** Sold Date **10-Feb-24**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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