

## 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

3102/118 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

\$598,000

&

\$657,000

### 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

2702/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$630,888	01-Aug-24
2802/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$638,000	11-Jan-24
3608/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$631,888	17-Jul-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: 15 August 2024



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**2702/118 KAVANAGH STREET  
 SOUTHBANK VIC 3006**

2 2 1

Sold Price <sup>RS</sup> **\$630,888** Sold Date **01-Aug-24**

Distance **0.03km**

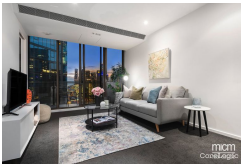


**2802/118 KAVANAGH STREET  
 SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$638,000** Sold Date **11-Jan-24**

Distance **0.03km**



**3608/118 KAVANAGH STREET  
 SOUTHBANK VIC 3006**

2 2 1

Sold Price <sup>RS</sup> **\$631,888** Sold Date **17-Jul-24**

Distance **0.03km**

RS = Recent sale      UN = Undisclosed Sale

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