

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

180/88 KAVANAGH STREET SOUTHBANK VIC 3006

Indicative selling price

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

Single Price

or range
between

\$360,000

&

\$396,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2023

to

30 Apr 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

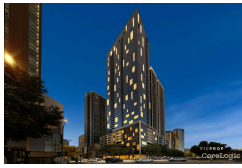
Date of sale

3106/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$400,000	15-Apr-24
1206/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$396,000	09-Sep-23
172/38 KAVANAGH STREET SOUTHBANK VIC 3006	\$395,000	17-Apr-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: 06 May 2024



**3106/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price

^{RS}

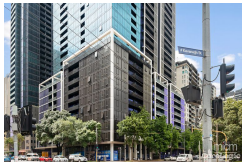
\$400,000

Sold Date

15-Apr-24

Distance

0.11km



**1206/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price

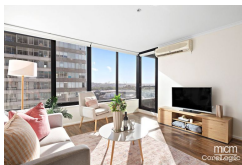
\$396,000

Sold Date

09-Sep-23

Distance

0.11km



**172/38 KAVANAGH STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price

^{RS}

\$395,000

Sold Date

17-Apr-24

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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