

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

105/118 Kavanagh Street, Southbank Vic 3006

Indicative selling price

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

Range between \$425,000

&

\$465,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb Southbank

Period - From 01/10/2021

to 30/09/2022

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	910/100 Harbour Esp DOCKLANDS 3008	\$463,000	22/07/2022
2	219/60 Siddeley St DOCKLANDS 3008	\$460,000	30/06/2022
3	1602/241 City Rd SOUTHBANK 3006	\$450,000	22/06/2022

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.~~

This Statement of Information was prepared on:

14/11/2022 16:18



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Property Type:

Agent Comments

Indicative Selling Price

\$425,000 - \$465,000

Median Unit Price

Year ending September 2022: \$570,000

Comparable Properties



910/100 Harbour Esp DOCKLANDS 3008 (REI) **Agent Comments**

2 1 -

Price: \$463,000

Method: Private Sale

Date: 22/07/2022

Property Type: Apartment



219/60 Siddeley St DOCKLANDS 3008 (REI/VG) **Agent Comments**

2 1 -

Price: \$460,000

Method: Private Sale

Date: 30/06/2022

Property Type: Apartment



1602/241 City Rd SOUTHBANK 3006 (REI) **Agent Comments**

2 1 -

Price: \$450,000

Method: Private Sale

Date: 22/06/2022

Property Type: Apartment