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	206/88 Kavanagh Street, Southbank Vic 3006
Including suburb and	
postcode	

Indicative selling price

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

Range between \$510,000	&	\$530,000
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Median sale price

Median price	\$557,500	Hou	ıse	Unit	Х	Suburb	Southbank
Period - From	01/07/2018	to	30/09/2018		Source	REIV	

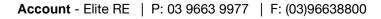
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	176/88 Kavanagh St SOUTHBANK 3006	\$520,000	14/07/2018
2	4/86 Kavanagh St SOUTHBANK 3006	\$520,000	04/05/2018
3	171/88 Kavanagh St SOUTHBANK 3006	\$510,000	11/05/2018

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.







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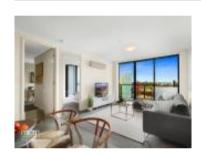




Property Type: Unit Agent Comments

Indicative Selling Price \$510,000 - \$530,000 **Median Unit Price** September quarter 2018: \$557,500

Comparable Properties



176/88 Kavanagh St SOUTHBANK 3006

(REI/VG)

└─ 2





Price: \$520,000 Method: Auction Sale Date: 14/07/2018 Rooms: 3

Property Type: Apartment Land Size: 72 sqm approx

4/86 Kavanagh St SOUTHBANK 3006 (REI/VG) Agent Comments

-2



6 1

Price: \$520.000 Method: Private Sale Date: 04/05/2018 Rooms: 3

Property Type: Apartment Land Size: 94 sqm approx

171/88 Kavanagh St SOUTHBANK 3006 (VG)





Price: \$510,000 Method: Sale Date: 11/05/2018

Rooms: -

-2

Property Type: Strata Unit/Flat

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800





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Agent Comments

Agent Comments