

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

206/88 Kavanagh Street, Southbank Vic 3006

Indicative selling price

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

Range between

\$510,000

&

\$530,000

Median sale price

Median price

\$557,500

House

Unit

X

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.

	Address 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.

206/88 Kavanagh Street, Southbank Vic 3006



2 1 1

Rooms:
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)

Agent Comments

2 1 1

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 1 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)

Agent Comments

2 - -

Price: \$510,000
Method: Sale
Date: 11/05/2018
Rooms: -
Property Type: Strata Unit/Flat