



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 1407/118 Kavanagh Street, Southbank, 3006

Indicative selling price

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

Single price or range between \$349,000.00 & \$383,900.00

Median sale price

Median price \$563,944.00

Property type Unit/Apartment

Suburb SOUTHBANK

Period - From Apr 2023

to

Jun 2023

Source REIV

Comparable property sales

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
2603/1 Balston St SOUTHBANK 3006	\$380,000.00	14/06/2023
2414/151 City Rd SOUTHBANK 3006	\$380,000.00	15/04/2023
206/183 City Rd SOUTHBANK 3006	\$350,000.00	3/08/2023

This Statement of Information was prepared on: Wednesday 30th August 2023