

## 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

1303/118 KAVANAGH STREET SOUTHBANK VIC 3006

### Indicative selling price

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

Single Price

or range  
between

\$339,000

&

\$349,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$524,500

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2023

to

30 Sep 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

2411/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$330,000	02-May-24
185/183 CITY ROAD SOUTHBANK VIC 3006	\$363,888	15-Aug-24
86/183 CITY ROAD SOUTHBANK VIC 3006	\$360,000	07-Aug-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: 28 October 2024



**2411/118 KAVANAGH STREET  
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$330,000** Sold Date **02-May-24**

Distance **0km**



**185/183 CITY ROAD SOUTHBANK  
VIC 3006**

 1  1  -

Sold Price **\$363,888** Sold Date **15-Aug-24**

Distance **0.06km**



**86/183 CITY ROAD SOUTHBANK  
VIC 3006**

 1  1  -

Sold Price **\$360,000** Sold Date **07-Aug-24**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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