



## 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

1006/8 Kavanagh Street, Southbank, 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$1,000,000.00

&

\$1,100,000.00

### Median sale price

Median price

\$610,000.00

Property type

Unit/Apartment

Suburb

SOUTHBANK

Period - From

May 2023

to

May 2024

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
1102/118 Russell St MELBOURNE 3000	\$1,100,000.00	13/04/2024
402/68 River Esp DOCKLANDS 3008	\$1,045,000.00	4/04/2024
20/284 Dorcas St SOUTH MELBOURNE 3205	\$1,000,000.00	26/02/2024

This Statement of Information was prepared on:

Thursday 09th May 2024