

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

804/118 Kavanagh Street, Southbank Vic 3006

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$603,500

Property Type

Unit

Suburb

Southbank

Period - From

01/10/2021

to

31/12/2021

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	184/183 City Rd SOUTHBANK 3006	\$540,000	28/11/2021
2	808/118 Kavanagh St SOUTHBANK 3006	\$530,200	04/10/2021
3	57/183 City Rd SOUTHBANK 3006	\$520,000	21/09/2021

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.~~

This Statement of Information was prepared on:

21/02/2022 17:40



2
 2
 1

Property Type: Apartment

Agent Comments

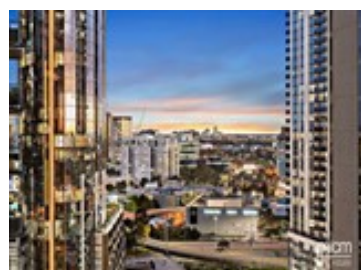
Indicative Selling Price

\$550,000

Median Unit Price

December quarter 2021: \$603,500

Comparable Properties



184/183 City Rd SOUTHBANK 3006 (REI)

Agent Comments

2
 1
 1

Price: \$540,000

Method: Private Sale

Date: 28/11/2021

Property Type: Apartment



808/118 Kavanagh St SOUTHBANK 3006 (REI/VG)

Agent Comments

2
 2
 1

Price: \$530,200

Method: Private Sale

Date: 04/10/2021

Property Type: Apartment



57/183 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

2
 1
 1

Price: \$520,000

Method: Private Sale

Date: 21/09/2021

Property Type: Apartment