

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

186/100 KAVANAGH STREET SOUTHBANK VIC 3006

Indicative selling price

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

Single Price

or range
between

\$315,000

&

\$335,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2022

to

31 Jan 2023

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

408/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$310,000	19-Sep-22
502/250 CITY ROAD SOUTHBANK VIC 3006	\$305,000	01-Aug-22
145/183 CITY ROAD SOUTHBANK VIC 3006	\$320,000	19-May-22

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: 01 February 2023



**408/118 KAVANAGH STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price

^{RS}

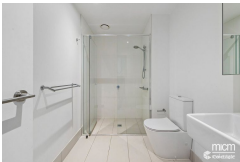
\$310,000

Sold Date

19-Sep-22

Distance

0.05km



**502/250 CITY ROAD SOUTHBANK
VIC 3006**

1 1 -

Sold Price

\$305,000

Sold Date

01-Aug-22

Distance

0.26km



**145/183 CITY ROAD SOUTHBANK
VIC 3006**

1 1 1

Sold Price

\$320,000

Sold Date

19-May-22

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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