

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

18/93-119 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

\$1,247,400

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2023

to

31 Jan 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

1200/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$840,000	06-Oct-23
3011/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$925,000	06-Nov-23

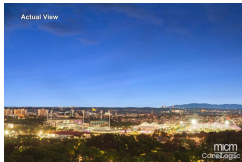
OR

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: 21 February 2024

**1200/118 KAVANAGH STREET
SOUTHBANK VIC 3006**

3 2 1

Sold Price **\$840,000** Sold Date **06-Oct-23**Distance **0.08km****3011/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

3 2 1

Sold Price **\$925,000** Sold Date **06-Nov-23**Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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