

## 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

1402/12-16 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 May 2023

to

30 Apr 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

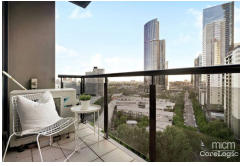
155/22 KAVANAGH STREET SOUTHBANK VIC 3006	\$700,000	02-Mar-24
3312/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$705,000	04-Jan-24
8/1 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$680,000	23-Apr-24

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: 13 May 2024

Chloe Zang  
P +61 3 8743 3342  
M +61 430 034 988  
E Chloe.zang@hoyee.com.au



**155/22 KAVANAGH STREET  
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$700,000** Sold Date **02-Mar-24**

Distance **0.05km**

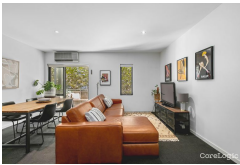


**3312/70 SOUTHBANK BOULEVARD  
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$705,000** Sold Date **04-Jan-24**

Distance **0.21km**



**8/1 RIVERSIDE QUAY SOUTHBANK  
VIC 3006**

2 2 1

Sold Price <sup>RS</sup> **\$680,000** <sup>UN</sup> Sold Date **23-Apr-24**

Distance **0.24km**

RS = Recent sale      UN = Undisclosed Sale

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