

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 1608/118 Kavanagh Street, Southbank Vic 3006

Indicative selling price

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

Range between \$560,000 & \$600,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Southbank

Period - From 11/08/2022 to 10/08/2023 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	1506/118 Kavanagh St SOUTHBANK 3006	\$620,000	19/06/2023
2	2901/118 Kavanagh St SOUTHBANK 3006	\$620,000	08/08/2023
3	2708/118 Kavanagh St SOUTHBANK 3006	\$615,000	25/05/2023

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: 11/08/2023 14:19



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$560,000 - \$600,000

Median Unit Price

11/08/2022 - 10/08/2023: \$580,000

Comparable Properties



1506/118 Kavanagh St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 19/06/2023

Property Type: Apartment



2901/118 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 08/08/2023

Property Type: Apartment



2708/118 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 25/05/2023

Property Type: Apartment

Account - Lemon Baxter | P: 03 96997500



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