

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	175/38 Kavanagh Street Southbank, 3006
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Indicative selling price

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

Range between	\$600,000 & \$650,000
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Median sale price

Median price	\$630,000	Property Type	UNIT	Suburb	SOUTHBANK
Period - From	30-Jun-2023	to	31-May-2024	Source	REA

Comparable property sales

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	48/99 Whiteman Street, Southbank, Vic 3006	NOT PROVIDED	01-May-2024
2	1411/9 Power Street, Southbank, Vic 3006	NOT PROVIDED	23-Apr-2024
3	288/183 City Road, Southbank, Vic 3006	\$623,888	20-May-2024

This statement of information was prepared on 07-Jun-2024 at 11:08:00 AM EST