

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

2110/118 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

\$565,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,999

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2022

to

31 Jul 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

204/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$588,888	13-Feb-23
1208/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$590,000	04-May-23
2309/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$578,000	10-Mar-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: 03 August 2023