

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

2610/60 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

\$735,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2023

to

31 May 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

2710/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$722,000	19-Dec-23
3312/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$738,000	23-Jan-24
4602/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$814,500	13-Feb-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: 03 June 2024



**2710/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$722,000** Sold Date **19-Dec-23**

Distance **0km**

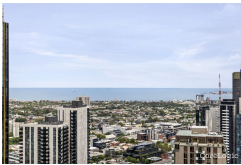


**3312/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$738,000** Sold Date **23-Jan-24**

Distance **0.03km**



**4602/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$814,500** Sold Date **13-Feb-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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