

## 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

266/100 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

\$405,000

&

\$435,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2022

to

31 Oct 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

140/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$440,000	15-Jun-23
2907/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$460,000	28-Aug-23
96/183 CITY ROAD SOUTHBANK VIC 3006	\$403,000	18-Oct-22

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: 29 November 2023



140/88 KAVANAGH STREET  
SOUTHBANK VIC 3006

 1  1  1

Sold Price **\$440,000** Sold Date **15-Jun-23**

Distance **0.06km**



2907/118 KAVANAGH STREET  
SOUTHBANK VIC 3006

 1  1  1

Sold Price **\$460,000** Sold Date **28-Aug-23**

Distance **0.06km**



96/183 CITY ROAD SOUTHBANK  
VIC 3006

 1  1  1

Sold Price **\$403,000** Sold Date **18-Oct-22**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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