

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 298/22 Kavanagh Street, Southbank, VIC 3006

Indicative selling price

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

Single Price \$0

Median sale price

Median price \$962,000 Property Type House Suburb Southbank (3006)

Period - From 01/01/2023 to 01/01/2024 Source REA

Comparable property sales

A These are two 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
2802/180 CITY ROAD, SOUTHBANK VIC 3006	\$920,000	27/11/2023
2401/1 BALSTON STREET, SOUTHBANK VIC 3006	\$890,000	08/08/2023

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: 16/01/2024