

# STATEMENT OF INFORMATION



ANOTHER HOME PROUDLY  
BROUGHT TO YOU BY  
CARY & BROOKE

## 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

30 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

\$290,000

&

\$315,000

### 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

109/22 KAVANAGH STREET SOUTHBANK VIC 3006	\$296,000	23-Jan-24
408/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$320,000	22-May-24
704/31 CITY ROAD SOUTHBANK VIC 3006	\$300,000	07-May-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: 05 June 2024



**109/22 KAVANAGH STREET  
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$296,000** Sold Date **23-Jan-24**

Distance **0.12km**



**408/100 KAVANAGH STREET  
SOUTHBANK VIC 3006**

1 1 -

Sold Price <sup>RS</sup> **\$320,000** Sold Date **22-May-24**

Distance **0.26km**



**704/31 CITY ROAD SOUTHBANK  
VIC 3006**

1 1 -

Sold Price <sup>RS</sup> **\$300,000**<sup>UN</sup> Sold Date **07-May-24**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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