

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

3106/60 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

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2023

to

31 Jan 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

1206/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$396,000	09-Sep-23
2110/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$395,000	30-Aug-23
3810/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$421,500	04-Dec-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: 19 February 2024



**1206/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$396,000** Sold Date **09-Sep-23**

Distance **0km**



**2110/70 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$395,000** Sold Date **30-Aug-23**

Distance **0.12km**



**3810/70 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$421,500** Sold Date **04-Dec-23**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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