

STATEMENT OF INFORMATION



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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

312/88 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

\$630,000

&

\$690,000

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

62/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$618,088	03-Jun-24
117/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$650,000	15-Mar-24
115/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$675,000	14-Mar-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: 06 June 2024



**62/88 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price ^{RS} **\$618,088** ^{UN} Sold Date **03-Jun-24**

Distance **0km**



**117/88 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$650,000** Sold Date **15-Mar-24**

Distance **0km**



**115/100 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$675,000** Sold Date **14-Mar-24**

Distance **0.05km**

RS = Recent sale **UN** = Undisclosed Sale

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